

LICENSE AGREEMENT

LICENSEE: APC Towers, LLC, a Delaware Limited Liability Company
8601 Six Fork Road
Raleigh, NC 26715

COUNTY: SAN BERNARDINO COUNTY
Real Estate Services Department
385 North Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0180

PREMISES: Approximately 816 square feet of County-owned land located at 780 E. Gilbert Street San Bernardino, CA.

TERM OF LICENSE: Five (5) years with four (4) five-year options to extend the term of the License Agreement

COMMENCEMENT DATE OF LICENSE: The earlier of (i) January 1, 2025; or (ii) the commencement of LICENSEE's construction of the LICENSEE's Authorized Equipment and associated commercial electrical service.

CONTRACT NO.

REV. 3/1/2011

TYPED:

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LICENSE AGREEMENT

This License Agreement (the "License") is made and entered into by and between San Bernardino County, a body politic and corporate, hereinafter designated as "COUNTY" and APC Towers, LLC, a Delaware Limited Liability Company, hereinafter called "LICENSEE". The COUNTY and LICENSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

WITNESSETH

WHEREAS, the LICENSEE desires to install, operate, repair, and maintain a cellular communication facility situated on approximately 816 square feet of County-owned land located at 780 E. Gilbert Street San Bernardino, CA; and,

WHEREAS, COUNTY and LICENSEE now desire to enter into a license agreement for the use of a certain portion of the County-owned land, as more specifically described in this License; and,

NOW, THEREFORE, in consideration of mutual covenants and conditions, the Parties hereto agree to the following:

In consideration of the covenants and agreements hereinafter contained being fully kept and performed, and in consideration of the benefits to be derived by each Party, COUNTY does hereby grant to LICENSEE a non-exclusive license for the use of that certain portion of real property, comprising approximately 816 square feet ("Premises") located at 780 East Gilbert Street, San Bernardino, CA ("Site"), as said premises is more particularly described in Exhibit "A" (the "Premises"), for use as a cellular communications facility with certain authorized equipment, as said equipment is more particularly described in Exhibit "C" (LICENSEE's Authorized Equipment), attached hereto and made a part hereof.

COVENANTS AND AGREEMENTS:

1. **USE:** The COUNTY grants a non-exclusive license for the use of the Premises to LICENSEE for the purpose of installing, constructing, operating, repairing, removing, replacing, modifying, upgrading and maintaining, subject to Paragraph 12, a cellular communication facility containing a 75' monopole antenna with eucalyptus tree coverings; a total of six (6) antennas, comprising three (3) APXVAALL24 panel antennas (one per sector), three (3) AIR 6419B41 panel antennas (one per sector); three (3) RRU 4480 B71+B85 (two per sector); three (3) RRUS 4460 B25 + B66 (one per sector); one (1) RBS 6160 equipment cabinet one (1) RBS B160 cabinet, one (1) RBS 6601 cabinet; one (1) 2' diameter microwave antenna with two (2) ODU radios, one (1) GPS antenna; one (1) 25 KW Diesel generator; one (1) PPC cabinet with generator plug; one (1) fiber cabinet, one (1) dual meter cabinet with concrete pad, one Telco Hoffman box; three (3) 6/24 4 AWG 30m cables; three (3) 9'-0" T-arm antenna mounts; one (1) 30'-0" access path from north parking lot to compound; One (1) 130' access path from Gilbert Street; two (2) live eucalyptus trees within the Premises on the Site; one (1) irrigation valve; one Electrical transformer; two 3" conduits for electrical service, one 4" conduit for fiber service; one (1) 5'-0" H-frame with 12" diameter x 3'-4" deep foundations, one (1) 3'-0" x 14'-9" concrete equipment pad; six (6) 4" conduits from tower to equipment pad; 2' x 40'-8' high concrete masonry perimeter wall (collectively, the "LICENSEE's Authorized Equipment") which equipment is more particularly described on Exhibit "C" attached hereto and made a part hereof.

This License and the rights herein granted to LICENSEE shall be subject to the paramount legal duties and obligations of COUNTY including, but not limited to, the right to cross over and/or occupy the Premises with any and all equipment necessary in the preservation of the surrounding County-owned property without liability for any damages to LICENSEE's Authorized Equipment except to the extent caused by the intentional misconduct or gross negligence of COUNTY. COUNTY shall give reasonable advance notice either verbally or in writing of its intent to enter and cross the Premises.

2. **TERM:** The initial term of said License shall be five (5) years duration commencing on the earlier of (i) January 1, 2025; or (ii) the commencement of LICENSEE's construction of the LICENSEE's Authorized

Equipment and associated commercial electrical service (the "Commencement Date") and ending on the day immediately preceding the fifth (5th) anniversary of the Commencement Date (the "Initial Term"). The Initial Term, together with any Extended Terms (as defined below) are referred to collectively as the "Term".

3. **OPTION TO EXTEND TERM:** COUNTY gives LICENSEE the option to extend the Term of the License on the same provisions and conditions, except for the Annual License Fee (as defined below) for four (4) five-year periods ("Extended Terms") following expiration of the Initial Term, provided that at the time of exercise of the applicable option, LICENSEE is not in default with respect to any of the terms, covenants or conditions to be observed or performed by LICENSEE hereunder beyond any applicable cure periods, by LICENSEE giving written notice of exercise of the option to COUNTY at least one (1) year, but not more than eighteen (18) months, prior to the expiration of the preceding Term. Said options shall be deemed to be independent and consecutive, with LICENSEE's right to exercise the second of said options terminating upon LICENSEE's failure to exercise the first option. The Annual License Fee for each extended Term shall be reestablished in accordance with **Paragraph 5, FEE ADJUSTMENTS."**

4. **FEES:**

A. LICENSEE shall pay to COUNTY an annual license fee ("Annual License Fee") for the duration of the term of this License. The initial Annual License Fee shall be Forty-Two Thousand Nine Hundred Fifty-Five and 00/100 Dollars (\$42,955.00), which shall be payable in advance on the Commencement Date. Thereafter, the amount of the Annual License Fee shall be increased on each Adjustment Date (as defined in Paragraph 5 below) for the remainder of the Initial Term in accordance with Paragraph 5 of the License, which increased amount shall be payable in advance on each Adjustment Date.

B. If any Annual License Fee or other amounts are not paid when due and payable, LICENSEE shall pay to COUNTY an additional amount of Fifty and 00/100 Dollars (\$50.00) for each overdue Annual License Fee or other amount as an administrative processing charge. The Parties agree that this administrative charge represents a fair and reasonable estimate of the costs that COUNTY will incur by reason of late payment by LICENSEE. Acceptance of any administrative charge shall not constitute a waiver of LICENSEE's default with respect to the overdue Annual License Fee or amount or prevent COUNTY from exercising any of the other rights and remedies available to COUNTY. The Annual License Fee and other amounts not paid when due shall bear simple interest from the date due at the rate of one and one-half percent (1½%) per month until paid in full.

5. **FEE ADJUSTMENTS:** The Annual License Fee initially established at Forty-Two Thousand Nine Hundred Fifty-Five and 00/100 Dollars (\$42,955.00) per year shall be subject to an increase on each anniversary of the Commencement Date ("Adjustment Date(s)") during the Term in the amount of three and one half percent (3.5%) over the Annual License Fee immediately preceding the Adjustment Date.

6. **CONDITION OF PREMISES:** The Premises are provided to LICENSEE in its AS-IS condition without any representations or warranties whatsoever, including but not limited to its condition or suitability for LICENSEE's Authorized Equipment or LICENSEE's intended use and LICENSEE expressly acknowledges that COUNTY shall not be in any way liable for and LICENSEE assumes all risk of injury, damage, or loss in its use of the Premises, including without limitation, any risk of injury, damage, or loss regardless of cause to LICENSEE, LICENSEE's Equipment, or LICENSEE's personal property located on the Premises. Upon the commencement of LICENSEE's use of the Premises, the same shall conclusively be deemed that LICENSEE finds the Premises fit and proper for the purposes for which LICENSEE shall use the Premises.

7. **ASSIGNMENT:** This License shall not be assigned, the Premises shall not be sub-licensed or shared by third-parties, nor shall LICENSEE's interests herein be otherwise transferred without the express written approval of the COUNTY, which approval shall not be unreasonably withheld, conditioned or delayed. Except as provided in this License, any assignment, sub-license, shared use, or other transfer without the written approval of the COUNTY shall be null and void. Any change in control or ownership of the LICENSEE shall be deemed an assignment for purposes of this paragraph for which COUNTY consent is required. Notwithstanding anything to the contrary contained in this License or otherwise, and without LICENSEE being relieved of any obligations herein, (a) LICENSEE shall have the right to assign this License or sub-license the Premises upon prior written

notice to COUNTY but without the prior approval of COUNTY to any business entity which: (i) is a parent of LICENSEE, a subsidiary of LICENSEE or LICENSEE'S parent, or an affiliate of LICENSEE or LICENSEE'S parent, provided that the affiliate is either directly or indirectly controlled by LICENSEE or under common control with LICENSEE; (ii) is the successor or surviving entity resulting from a merger or other plan of reorganization with LICENSEE so long as such entity has at least ten (10) years of experience as an operator or manager of wireless communications facilities and has a net worth of at least Twenty Million Dollars (\$20,000,000) at the time of such merger or reorganization; or, (iii) acquires more than fifty percent (50%) of either an ownership interest in LICENSEE or all or substantially all of the assets of LICENSEE in the "Metropolitan Trading Area" or "Basic Trading Area" (as those terms are defined by the FCC) in which the Premises is located so long as such entity has at least ten (10) years of experience as an operator or manager of wireless communications and has a net worth of at least Twenty Million Dollars (\$20,000,000) at the time of such acquisition; and (b) LICENSEE may, with prior written notice to but without prior consent of COUNTY, share use of LICENSEE-owned improvements on the existing Premises with third-party telecommunications carriers, provided that: (i) the LICENSEE-owned improvements at the Premises can structurally accommodate the number of shared users, with satisfactory evidence to be provided to COUNTY upon request; (ii) such shared use is on the same terms and conditions as this License and a default by any shared user shall be a default by LICENSEE under this License; (iii) if LICENSEE and/or said third-party telecommunications carrier desire to add or modify LICENSEE'S Authorized Equipment as a result of such shared use, including any equipment on the ground of the Premises, such additional or modified equipment shall require COUNTY'S prior written consent pursuant to Paragraph 7 of this License.

8. **COUNTY'S ACCESS TO PREMISES:**

A. COUNTY, or a duly authorized representative of the COUNTY, reserves the right to enter upon the Premises at any reasonable time for the purpose of inspecting the Premises for conformance to license provisions and for carrying out any routine and emergency maintenance or construction repair work on the Premises that COUNTY may deem expedient nor shall said COUNTY be liable for damages to LICENSEE'S Authorized Equipment as a result thereof except to the extent caused by the intentional misconduct or gross negligence of COUNTY or COUNTY'S agents.

B. COUNTY'S activities at the Site shall take precedence at all times, and when any work or activity must be performed to carry out the functions and purposes of the COUNTY, LICENSEE must allow same to be done without interference. COUNTY shall give LICENSEE reasonable notice of impending activities whenever possible.

9. **MAINTENANCE/REPAIRS/ACCESS:**

A. The COUNTY'S existing maintenance roads will be available, at no additional charge to LICENSEE for LICENSEE'S access to the Premises. Maintenance and inspection of LICENSEE'S Authorized Equipment and the Premises will be the sole responsibility of the LICENSEE and regular inspections are required as necessary to ensure that LICENSEE'S Authorized Equipment and the Premises are maintained in a good and safe condition. Any damage to COUNTY'S property or property of others resulting from said maintenance activities shall be the sole responsibility of LICENSEE. If LICENSEE'S Authorized Equipment becomes a hazard to COUNTY'S or other users operations at the Site, the LICENSEE will be required to eliminate the hazard.

B. LICENSEE shall have twenty (20) days from the creation of the need to maintain and repair to perform its obligation to maintain and repair under this paragraph 9, except that LICENSEE shall begin to perform its obligations immediately, if the nature of the problem presents a threat to life, health, or safety of persons or destruction of property. If LICENSEE does not perform its obligations within the time limitations in this paragraph 9, COUNTY can, upon written notice to the LICENSEE, perform the obligations and has the right to be reimbursed for the sum it actually expends (including charges for COUNTY'S equipment and personnel) in the performance of LICENSEE'S obligations.

10. **HAZARDOUS MATERIALS:**

A. Definition. For purposes of this License, the term "Hazardous Substance" means any (a) substance, product, waste or other material of any nature whatsoever which is or becomes listed, regulated, or addressed pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601, et seq. ("CERCLA"); the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq. ("RCRA"); Toxic Substances Control Act, 15 U.S.C. Sections 2601 et seq.; the Clean Water Act, 33 U.S.C. Sections 1251 et seq.; the California Hazardous Waste Control Act, Health and Safety Code Sections 25100 et seq.; the California Hazardous Substance Account Act, Health and Safety Code Sections 25330 et seq.; the California Safe Drinking Water and Toxic Enforcement Act, Health and Safety Code Sections 25249.5 et seq.; California Health and Safety Code Sections 25280 et seq. (Underground Storage of Hazardous Substances); the California Hazardous Waste Management Act, Health and Safety Code Sections 25170.1 et seq.; California Health and Safety Code Sections 25501 et seq. (Hazardous Materials Response Plans and Inventory); or the California Porter-Cologne Water Quality Control Act, Water Code Sections 1300 et seq, all as amended, (the above-cited California state statutes are hereinafter collectively referred to as "the State Toxic Substances Laws") or any other federal, state or local statute, law, ordinance, resolution, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect, (b) any substance, product, waste or other material of any nature whatsoever which may give rise to liability under any of the above statutes or under any statutory or common law theory based on negligence, trespass, intentional tort, nuisance or strict liability or under any reported decisions of a state or federal court, (c) petroleum or crude oil other than petroleum and petroleum products contained within regularly operated motor vehicles, and (d) asbestos.

B. LICENSEE shall not permit, authorize, or suffer at any time herein relevant the presence, use, manufacture, handling, generation, storage, treatment, discharge, release, burial or disposal on, under or about the Premises of any Hazardous Substance, or the transportation to or from the Premises or the Site of any Hazardous Substance.

C. LICENSEE shall be solely responsible, at its cost, for any violation of applicable Hazardous Substances laws by LICENSEE or its employees, contractor, and agents. LICENSEE shall further indemnify, protect, defend and hold COUNTY and their officers, agents, employees, and volunteers and the Premises and the Site, harmless from and against any and all damages, liabilities, judgments, costs, claims, liens, expenses, penalties and loss of permits (including COUNTY's attorneys' and consultants' fees) arising out of or involving any Hazardous Substances brought onto the Premises or the Site by or for LICENSEE or by anyone under LICENSEE's control. LICENSEE's obligations under this paragraph shall include, but not be limited to, the effects of any contamination or injury to person, property or the environment created or suffered by LICENSEE, and the cost of investigation (including consultants' and attorneys' fees and testing), removal, remediation, restoration and/or abatement thereof, or of any contamination therein involved, and shall survive the expiration or earlier termination of this License. No termination, cancellation or release agreement entered into by COUNTY and LICENSEE shall release LICENSEE from its obligations under this License with respect to Hazardous Substances, unless specifically so agreed by COUNTY in writing at the time of such agreement.

D. LICENSEE shall comply with all applicable laws, statutes, regulations, and orders concerning Hazardous Substances, as defined in subparagraph 11A, relating to LICENSEE's Authorized Equipment on the Premises.

E. During the Term, LICENSEE shall maintain and inspect LICENSEE's Authorized Equipment located on the Premises and immediately inform COUNTY of any release of Hazardous Substances. Upon reasonable notice to LICENSEE, COUNTY may inspect LICENSEE's Authorized Equipment on the Premises to determine if any release of Hazardous Substances has occurred, or may occur, from or related to LICENSEE's Authorized Equipment. In removing or modifying LICENSEE's Equipment as provided in this License, LICENSEE shall also remove all residue of Hazardous Substances related thereto.

11. **UTILITIES:** COUNTY shall have no obligation to furnish to the Premises any electric, gas, water, trash, and or any other utilities. In the event that LICENSEE desires to connect to, maintain, repair, upgrade, remove

or replace existing utility related equipment at the Premises, LICENSEE shall obtain COUNTY's prior written approval and shall comply with Paragraph 12.

12. **IMPROVEMENTS:** LICENSEE shall not make any improvements or alterations to the Premises or LICENSEE's Authorized Equipment after its initial installation as detailed in Exhibit "B" ("LICENSEE's Initial Improvements") without COUNTY's prior written consent, not to be unreasonably withheld, conditioned or delayed. In the event that LICENSEE desires to alter the LICENSEE's Initial Improvements, the Premises or LICENSEE's Authorized Equipment, LICENSEE shall, along with its consent request, submit all plans and specifications and any other information reasonably requested by COUNTY for said improvements or alterations. All improvements to the Premises that are directly related to installing, operating and maintaining the LICENSEE's Authorized Equipment shall remain the property of LICENSEE and shall not be considered fixtures. Upon termination of this License, the LICENSEE shall have the right to remove improvements directly related to operating and maintaining the LICENSEE's Authorized Equipment, which removal shall be completed on or before the expiration of the then current Term. The Premises shall be returned to COUNTY in as good a condition and repair as it was initially received by LICENSEE, reasonable wear and tear excepted, and LICENSEE shall repair any damage to the Premises, at the Site, or on adjacent County-owned property caused by LICENSEE's removal of LICENSEE's Authorized Equipment or LICENSEE's use of the Premises. Upon such termination, if the LICENSEE does not elect to exercise such right, COUNTY shall either require LICENSEE, at LICENSEE's expense, to remove LICENSEE's Authorized Equipment, or elect to retake possession of the Premises together with LICENSEE's Authorized Equipment which shall thereupon become the property of the COUNTY without compensation to LICENSEE.

13. **DEFAULT AND RIGHT TO TERMINATE:**

A. If there should be any default in payment by LICENSEE of the Annual License Fee or any other sums provided herein or if LICENSEE fails to continuously operate and maintain the LICENSEE's Authorized Equipment throughout the Term of the License, including any extensions thereof, for a period of one (1) year or more (provided that the Annual License Fee shall be paid during said year) or abandons LICENSEE's Authorized Equipment COUNTY may give LICENSEE written notice of such default. This License will not be terminated if within ten (10) days after receipt of such written notice the LICENSEE shall cure the default or breach for a monetary default and thirty (30) days for a non-monetary default. If the non-monetary default is of a nature that it cannot reasonably be cured within said thirty (30) day period, this License may not be terminated if LICENSEE commences its cure of such default within said thirty (30) day period and thereafter diligently proceeds to fully cure such default but in no event shall the total cure period exceed sixty (60) days after the occurrence of such default.

B. If LICENSEE should fail to perform, keep or observe any of the terms, conditions or covenants as set forth in this License, other than payment of fees as provided hereinabove, COUNTY may give LICENSEE written notice to correct such condition or cure such default.

(1) This License will not be terminated if within thirty (30) days after receipt of such written notice, the LICENSEE shall cure the condition or default.

(2) If such condition or default should continue for thirty (30) days after receipt of written notice of default, COUNTY may at its option elect to terminate this License. Such election to terminate shall not be construed as a waiver of any claim the COUNTY may have against LICENSEE, consistent with such termination.

(3) If, however, LICENSEE shall have commenced the elimination of such default within thirty (30) days after receipt of such notice and shall continuously and diligently proceed in good faith to eliminate such default, then the period for correction shall be extended for such length of time as is reasonably necessary to complete such correction.

C. If, however, in the sole discretion of COUNTY, and notwithstanding the cure periods in Paragraph 13.A, the problem or default represents a hazard or emergency, LICENSEE shall perform its obligations immediately. If LICENSEE fails to perform its obligations immediately, COUNTY may perform the obligations and

have the right to be reimbursed for the sum it actually expends (including charges for COUNTY's equipment and personnel) in the performance of LICENSEE's obligations.

D. Upon any termination of this License, LICENSEE covenants and agrees to surrender the Premises peaceably to the COUNTY immediately upon any such termination. If LICENSEE continues to use the Premises after any termination of this License without County consent, COUNTY shall have the right to pursue all available rights and remedies available at law or in equity. In the event of the failure of LICENSEE to remove the LICENSEE's Authorized Equipment from the Premises immediately upon any termination of this License, in addition to the remedies available to COUNTY pursuant to Paragraph 13, COUNTY may remove LICENSEE's Authorized Equipment and place the same in storage at the expense of LICENSEE and without liability to COUNTY for loss thereof. LICENSEE agrees to pay COUNTY within thirty (30) days of COUNTY's demand all expenses incurred in such removal, including court costs and reasonable attorney's fees and storage charges and/or COUNTY may without notice sell all or any part of said LICENSEE's Authorized Equipment at public or private sale for such prices as COUNTY may obtain, and apply the proceeds of such sale to any reasonable expense incidental to the removal and sale of said LICENSEE's Authorized Equipment, with the surplus, if any, being refunded to LICENSEE.

E. The receipt by the COUNTY of any fees or of any other sum of money paid by LICENSEE after any default, the termination of this License for any reason, or after the giving by COUNTY of any notice to effect such termination, shall not waive the default, reinstate, continue or extend the Term of this License, or destroy, or in any manner impair the efficacy of any such notice of termination as may have been given hereunder by COUNTY to LICENSEE prior to the receipt of any such sum of money or other consideration, unless so agreed to be in writing and signed by COUNTY. Any act of the COUNTY or its agents or employees during the Term of this License shall not be deemed to be an acceptance or a surrender of said Premises, excepting an agreement in writing signed by the COUNTY agreeing to accept such surrender.

14. **HOLDING OVER:** If LICENSEE continues using the Premises after the expiration of the Term or after any termination of this License prior to the expiration of the Term, and if said use is with the consent of the COUNTY, then LICENSEE shall be deemed to be holding over the Premises on a month-to-month basis subject to all the provisions of this License, except, during such holdover, the Annual License Fee shall increase to an amount equal to one hundred fifty percent (150%) over the Annual License Fee immediately in effect prior to the initiation of holdover, which shall be pro-rated and payable monthly during any month-to-month holdover.

15. **LICENSES AND CERTIFICATIONS:** LICENSEE agrees that it will acquire and maintain those certifications, licenses, approvals and permits required by any Federal, State or local jurisdiction or authority for carrying out the purpose of this License and LICENSEE shall comply with all laws and regulations and industry standard safety measures for the access and use of the LICENSEE's Authorized Equipment on the Premises. Failure to comply with this provision will constitute a default and right to terminate by COUNTY under Paragraph 13, **DEFAULT AND RIGHT TO TERMINATE**, of this License.

16. **INDEMNIFICATION:** LICENSEE agrees to indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless the COUNTY and its authorized officers, employees, agents and volunteers from any and all claims, actions, losses, damages, and/or liability arising out of this License from any cause whatsoever, including the acts, errors or omissions of any person and for any costs or expenses incurred by the COUNTY on account of any claim except where such indemnification is prohibited by law. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The LICENSEE's indemnification obligation applies to the COUNTY's "active" as well as "passive" negligence but does not apply to the COUNTY's "sole negligence" or "willful misconduct" within the meaning of Civil Code Section 2782.

17. **INSURANCE REQUIREMENTS AND SPECIFICATIONS:**

A. Reserved.

B. The LICENSEE agrees to provide insurance set forth in accordance with the requirements herein. If the LICENSEE uses existing coverage to comply with these requirements and that coverage does not meet the

specified requirements, the LICENSEE agrees to amend, supplement or endorse the existing coverage to do so. The type(s) of insurance required is determined by the scope of the License hereunder. Without in anyway affecting the indemnity herein provided and in addition thereto, the LICENSEE shall secure and maintain throughout the contract term the following types of insurance with limits as shown:

(1) Workers' Compensation/Employers Liability – A program of Workers' Compensation insurance or a state-approved, self-insurance program in an amount and form to meet all applicable requirements of the Labor Code of the State of California, including Employer's Liability with Two Hundred Fifty Thousand Dollars (\$250,000.00) limits covering all persons including volunteers providing services on behalf of the LICENSEE and all risks to such persons under this License.

If LICENSEE has no employees, it may certify or warrant to the COUNTY that it does not currently have any employees or individuals who are defined as "employees" under the Labor Code and the requirement for Workers' Compensation coverage will be waived by the COUNTY's Director of Risk Management.

If, LICENSEE is a non-profit corporation, organized under California or Federal law, volunteers for LICENSEE are required to be covered by Workers' Compensation insurance.

(2) Commercial/General Liability Insurance – The LICENSEE shall carry General Liability Insurance covering all operations performed by or on behalf of the LICENSEE providing coverage for bodily injury and property damage with a combined single limit of not less than One Million Dollars (\$1,000,000.00), per occurrence. The policy coverage shall include:

- (a) Premises operations and mobile equipment.
- (b) Products and completed operations.
- (c) Broad form property damage (including completed operations).
- (d) Explosion, collapse and underground hazards.
- (e) Personal injury
- (f) Contractual liability.
- (g) \$2,000,000.00 general aggregate limit.

(3) Commercial Property Insurance Providing all risk coverage for the premises, building, fixtures, equipment and all property constituting a part of the Premises. Coverage shall be sufficient to insure One Hundred percent (100%) of the replacement cost.

(4) Automobile Liability Insurance – Primary insurance coverage shall be written on ISO Business Auto coverage form for all owned, hired and non-owned automobiles or symbol 1 (any auto). The policy shall have a combined single limit of not less than One Million Dollars (\$1,000,000.00) for bodily injury and property damage, per occurrence.

(5) Umbrella Liability Insurance - An umbrella (over primary) or excess policy may be used to comply with limits or other primary coverage requirements. When used, the umbrella policy shall apply to bodily injury/property damage, personal injury/advertising injury and shall include a "dropdown" provision providing primary coverage for any liability not covered by the primary policy. The coverage shall also apply to automobile liability.

C. If LICENSEE performs any construction of the Premises on behalf of the COUNTY, LICENSEE shall also procure and maintain coverages as follows:

(1) For construction contracts for projects over One Million Dollars (\$1,000,000.00) and less than Three Million Dollars (\$3,000,000.00) require limits of not less than Three Million Dollars (\$3,000,000.00) in General Liability and Auto Liability coverage.

(2) For construction contracts for projects over Three Million Dollars (\$3,000,000.00) and less than Five Million Dollars (\$5,000,000.00) require limits of not less than Five Million Dollars (\$5,000,000.00) in General Liability and Auto Liability coverage.

(3) For construction contracts for projects over Five Million Dollars (\$5,000,000.00) and less than Ten Million Dollars (\$10,000,000.00) require limits of not less than Ten Million Dollars (\$10,000,000.00) in General Liability and Auto Liability coverage.

(4) Subcontractor Insurance Requirements. The LICENSEE agrees to require all parties or subcontractors, including architects or others it hires or contracts with related to the performance of this License to provide insurance covering the contracted operation with the basic requirements for all contracts in B1 and the insurance sections for all contracts in B2, (including waiver of subrogation rights) and naming the COUNTY as an additional insured. The LICENSEE agrees to monitor and review all such coverage and assumes all responsibility ensuring that such coverage is provided as required here.

(5) Course of Construction/Installation (Builder's Risk) Property insurance providing all risk, including theft coverage for all property and materials to be used on the project. The insurance policy shall not have any coinsurance penalty.

D. Additional Insured – All policies, except for the Workers' Compensation, shall contain endorsements naming the COUNTY and their officers, employees, agents and volunteers as additional insureds with respect to liabilities arising out of the use under this License hereunder. The additional insured endorsements shall not limit the scope of coverage for the COUNTY to vicarious liability but shall allow coverage for the COUNTY to the full extent provided by the policy. Such additional insured coverage shall be at least as broad as Additional Insured (Form B) endorsement form ISO, CG 2010.11 85.

E. Waiver of Subrogation Rights – The LICENSEE shall require the carriers of required coverages to waive all rights of subrogation against the COUNTY, their officers, employees, agents, volunteers, contractors and subcontractors. All general or auto liability insurance coverage provided shall not prohibit the LICENSEE and LICENSEE's employees or agents from waiving the right of subrogation prior to a loss or claim. The LICENSEE hereby waives all rights of subrogation against the COUNTY.

F. Policies Primary and Non-Contributory – All policies required herein are to be primary and non-contributory with any insurance or self-insurance programs carried or administered by the COUNTY.

G. Severability of Interests – The LICENSEE agrees to ensure that coverage provided to meet these requirements is applicable separately to each insured and there will be no cross liability exclusions that preclude coverage for suits between the LICENSEE and the COUNTY or between the COUNTY and any other insured or additional insured under the policy.

H. Proof of Coverage – The LICENSEE shall furnish Certificates of Insurance to the COUNTY's Real Estate Services Department (RESD) administering the License evidencing the insurance coverage, including endorsements, as required, prior to the commencement of performance of services hereunder, which shall provide that such insurance shall not be terminated or expire without thirty (30) days written notice to RESD, and LICENSEE shall maintain such insurance from the time LICENSEE commences use under the License hereunder until the end of the period of the License. Within fifteen (15) days of the commencement of this contract, the LICENSEE shall furnish a copy of the Declaration page for all applicable policies and will provide complete certified copies of the policies and endorsements immediately upon request.

I. Acceptability of Insurance Carrier – Unless otherwise approved by the COUNTY Department of Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum "Best" Insurance Guide rating of "A- VII".

J. Insurance Review – Insurance requirements are subject to periodic review by the COUNTY. The COUNTY's Director of Risk Management or designee is authorized, but not required, to reduce, waive or suspend

any insurance requirements whenever the COUNTY's Department of Risk Management determines that any of the required insurance is not available, is unreasonably priced, or is not needed to protect the interests of the COUNTY. In addition, the COUNTY's Director of Risk Management or designee is authorized, but not required, to change the above insurance requirements to require additional types of insurance coverage or higher coverage limits, provided that any such change is reasonable in light of past claims against the COUNTY, inflation, or any other item reasonably related to the COUNTY's risk.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this License. LICENSEE agrees to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of RESD or COUNTY to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of RESD or the COUNTY.

K. Deductibles and Self-Insured Retention - Any and all deductibles or self-insured retentions in excess of \$10,000 shall be declared to and approved by COUNTY's Risk Management Department.

L. Failure to Procure Insurance. All insurance required must be maintained in force at all times by LICENSEE. Failure to maintain said insurance, due to expiration, cancellation, etc., shall be cause for the COUNTY to give notice to immediately suspend all LICENSEE's business activities on the Premises. Failure to reinstate said insurance within ten (10) days of notice to do so shall be cause for termination and for forfeiture of this License, and/or COUNTY, at its discretion, may procure or renew such insurance and pay any and all premiums in connection therewith, and all monies so paid by COUNTY shall be repaid by LICENSEE to COUNTY upon demand but only for the pro rata period of non-compliance.

M. COUNTY shall have no liability for any premiums charged for such coverage(s). The inclusion of COUNTY as additional named insured is not intended to and shall not make a partner or joint venturer with LICENSEE in LICENSEE's operations.

N. The LICENSEE agrees to require all parties or subcontractors, or others it hires or contracts with related to the use of this License to provide insurance covering such use with the basic requirements and naming the COUNTY as additional insured. LICENSEE agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided as required herein.

18. **TAXES, ASSESSMENTS AND LICENSES:** LICENSEE shall pay before delinquency any and all taxes, if any, assessments, fees, or charges, including possessory interest taxes, which may be levied or assessed upon any personal property, improvements or fixtures, if any, installed or belonging to LICENSEE and located within the Premises. LICENSEE shall also pay all license or permit fees necessary or required by law for the conduct of its operation and/or in accordance with Section 107 of the California Revenue and Taxation Code. LICENSEE recognizes and understands that this License may create a possessory interest subject to property taxation and that the LICENSEE may be subject to the payment of property taxes levied solely on such interest, unless the Parties otherwise agree in writing prior to the start of construction or installation.

19. **BUILDING AND SAFETY REQUIREMENTS:** All LICENSEE's activities under this License must conform to all applicable rules, regulations, laws, ordinances, codes, statutes or orders of any governmental authority, Federal, State or local lawfully exercising authority over LICENSEE's operations. In the event that the LICENSEE's use of the Premises conflicts in any way with other uses at the property of which the Premises is a part (COUNTY's determination of such conflicting uses shall be conclusive), or in the event the LICENSEE's use of the Premises is in violation of any of said rules, regulations, ordinances, statutes or orders, the LICENSEE shall remove or modify the LICENSEE's Authorized Equipment to conform with the applicable regulations within thirty (30) days of receipt of written notice to do so from the COUNTY.

20. **GENERAL COVENANTS AND AGREEMENTS:**

A. At any time during the Term of this License, COUNTY may revise, modify, or add provisions to the License as may be required to meet the COUNTY's obligations or purposes, provided that such revisions, modifications and additions to the License are documented in an amendment to the License executed by both parties.

B. LICENSEE agrees not to use said Premises, or any part thereof, for any purpose which causes injury to any neighboring property, nor for any purpose in violation of valid applicable laws or ordinances.

C. No political signs shall be permitted at the Site.

D. Uses granted to LICENSEE under this License are valid only to the extent of the COUNTY's existing rights and may be subject to other existing easements and encumbrances. Rights granted to the LICENSEE are not exclusive.

E. If the LICENSEE should refuse or neglect to comply with the provisions of the License, or the orders of the COUNTY, the COUNTY may have such provisions or orders carried out by others at the expense of the LICENSEE. All the terms, covenants and conditions set forth herein are to be strictly complied with by LICENSEE. Any failure to comply therewith shall be grounds for immediate cancellation of the License.

F. This License is valid only to the extent of COUNTY jurisdiction. Permits required by other interested agencies shall be the responsibility of the LICENSEE. NOTHING CONTAINED IN THIS LICENSE SHALL BE CONSTRUED AS A RELINQUISHMENT OF ANY RIGHTS NOW HELD BY THE COUNTY.

21. **TERMINATION:** LICENSEE or COUNTY may terminate this License at any time and for any reason by giving the other Party written notice of any termination pursuant to this paragraph at least one (1) years' notice prior to the date of termination. COUNTY's Real Estate Services Department Director shall have the authority on behalf of COUNTY to provide LICENSEE with notice of any termination pursuant to this paragraph. LICENSEE shall perform all necessary removals on or before the expiration of the License. Notwithstanding anything to the contrary contained in this License or otherwise, LICENSEE may terminate this License without further liability, upon thirty (30) days prior written notice to COUNTY, for any of the following reasons: (i) changes in local or state laws or regulations which prohibit LICENSEE's operation at the Premises ; (ii) if LICENSEE is unable to obtain or maintain any governmental approvals, permits, licenses and other required approvals required for the construction or operation of the LICENSEE's Authorized Equipment.

22. **INCORPORATION OF PRIOR AGREEMENT:** This License contains all of the agreements of the parties hereto with respect to any matter covered or mentioned in this License, and no prior agreement or understanding pertaining to any such matter shall be effective for any purpose.

23. **WAIVERS:** No waiver by either Party of any provisions of this License shall be deemed to be a waiver of any other provision hereof or of any subsequent breach by either Party of the same or any other provisions.

24. **AMENDMENTS:** No provision of this License may be amended or added to except by an agreement in writing signed by the Parties hereto or their respective successor in interest, expressing by its terms an intention to modify this License.

25. **SUCCESSORS:** This License shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties hereto.

26. **PROVISIONS ARE COVENANTS AND CONDITIONS:** All provisions, whether covenants or conditions, on the part of either party shall be deemed to be both covenants and conditions.

27. **CONSENT:** Except as otherwise expressly specified, whenever consent or approval of either Party is required that Party shall not unreasonably withhold such consent or approval.

28. **EXHIBITS:** All exhibits referred to are attached to this License and incorporated by reference.

29. **LAW:** This license shall be construed and interpreted in accordance with the laws of the State of California.

30. **CAPTIONS AND COVER PAGE:** The paragraph captions and the cover page of this License shall have no effect on its interpretations.

31. **SEVERANCE:** If any provision of this License is determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision of this License, and all such other provisions shall remain in full force and effect provided, however, that the purpose of the License is not frustrated. It is the intention of the Parties hereto that if any provision of this License is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

32. **NOTICES:** Any notice, demand, request, consent, approval, or communication that either Party desires or is required to give to the requested other Party or any other person shall be in writing and either served personally, sent via a nationally recognized overnight courier, or sent by United States, postage prepaid, first-class mail, certified or registered, return receipt. Any notice, demand, request, consent, approval, or communication that either Party desires or is required to give to the other Party shall be addressed to the other party at the address set forth below. Either Party may change its address by notifying the other Party of the change of address. Notice shall be deemed delivered and effective upon the earlier of: (i) actual receipt; or (ii) the date of delivery or refusal of the addressee to accept delivery if such notice is sent by postage pre-paid, United States first-class mail, certified or registered, return receipt requested or via a nationally recognized overnight courier.

COUNTY's address: San Bernardino County
Real Estate Services Department
385 North Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0180

LICENSEE's address: APC Towers, LLC
8601 Six Forks Road, Suite 250
Raleigh, NC 27615

33. **SURVIVAL:** The obligations of the Parties which, by their nature, continue beyond the Term of this License, will survive the termination of this License.

34. **VENUE:** The Parties acknowledge and agree that this License was entered into and intended to be performed in San Bernardino County, California. The Parties agree that the venue for any action or claim brought by any party to this License will be the Superior Court of California, County of San Bernardino. Each Party hereby waives any law, statute (including but not limited to Code of Civil Procedure section 394), or rule of court that would allow them to request or demand a change of venue. If any third party brings an action or claim concerning this License, the Parties hereto agree to use their best efforts to obtain a change of venue to the Superior Court of California, County of San Bernardino. This License shall be construed and interpreted in accordance with the laws of the State of California.

35. **ATTORNEYS' FEES AND COSTS:** If any legal action is instituted to enforce or declare any Party's rights hereunder, each Party, including the prevailing Party, must bear its own costs and attorneys' fees. This paragraph shall not apply to those costs and attorneys' fees directly arising from any third party legal action against a Party hereto and payable under Paragraph 16, INDEMNIFICATION and those arising from COUNTY's collection efforts (whether prior to or as a result of a court action) due to non-payment of the fee or any other amounts overdue under this License.

36. **FORMER COUNTY OFFICIALS:** LICENSEE agrees to provide or has already provided information on former COUNTY administrative officials (as defined below) who are employed by or represent LICENSEE. The

information provided includes a list of former COUNTY administrative officials who terminated COUNTY employment within the last five (5) years and who are now officers, principals, partners, associates or members of the business. The information should also include the employment and/or representative capacity and the dates these individuals began employment with or representation of your business. For purposes of this provision, "COUNTY administrative official" is defined as a member of the Board of Supervisors or such officer's staff, COUNTY Administrative Officer or member of such officer's staff, COUNTY department or group head, assistant department or group head, or any employee in the Exempt Group, Management Unit or Safety Management Unit. (See Exhibit "C", List of Former County Officials.)

37. **MATERIAL MISREPRESENTATION:** If during the course of the administration of this License, the COUNTY determines that LICENSEE has made a material misstatement or misrepresentation or that materially inaccurate information has been provided to the COUNTY, this License may be immediately terminated. If this License is terminated according to this provision, the COUNTY is entitled to pursue any available legal remedies.

38. **INTERPRETATIONS:** As this License was jointly prepared by both Parties, the language in all parts of this License shall be construed, in all cases, according to its fair meaning, and not for or against either Party hereto.

39. **DISCLOSURE:** All information received by the COUNTY from any source concerning this License, including the License itself, may be treated by the COUNTY as public information subject to disclosure under the provisions of the California Public Records Act, Government Code section 7920.000 et seq. (the "Public Records Act"). LICENSEE understands that although all materials received by the COUNTY in connection with this License are intended for the exclusive use of the COUNTY, they are potentially subject to disclosure under the provisions of the Public Records Act. In the event a request for disclosure of any part or all of any information which a LICENSEE has reasonably requested COUNTY to hold in confidence is made to the COUNTY, the COUNTY shall notify the LICENSEE of the request and shall thereafter disclose the requested information unless the LICENSEE, within five (5) days of receiving notice of the disclosure request, requests nondisclosure, provides COUNTY a legally sound basis for the nondisclosure, and agrees to indemnify, defend, and hold the COUNTY harmless in any/all actions brought to require disclosure. LICENSEE waives any and all claims for damages, lost profits, or other injuries of any and all kinds in the event COUNTY fails to notify LICENSEE of any such disclosure request and/or releases any information concerning the contract received from the LICENSEE or any other source.

40. **BROKER'S COMMISSIONS:** LICENSEE is solely responsible for the payment of any commissions to any broker who has negotiated or otherwise provided services in connection with this License.

41. **EXECUTIVE ORDER N-6-22 RUSSIA SANCTIONS:** *Applicable only to contracts that are state funded* On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (the EO) regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine (<https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information/ukraine-russia-related-sanctions>), as well as any sanctions imposed under state law (<https://www.dgs.ca.gov/OLS/Ukraine-Russia>). The EO directs state agencies and their contractors (including by agreement or receipt of a grant) to terminate contracts with, and to refrain from entering any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should it be determined that Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this agreement. Contractor shall be provided advance written notice of such termination, allowing Contractor at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the County.

42. **COUNTERPARTS.** This License may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument. The parties shall be entitled to sign and transmit an electronic signature of this License (whether by facsimile, PDF or other mail transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed License upon request.

43. **COUNTY COOPERATION.** COUNTY, as the fee owner of the Site, agrees to cooperate, at no cost or obligation to do so, with LICENSEE in executing applications for construction permits.

44. **RECORDATION OF LICENSE:** LICENSEE shall not record this License, or short form memoranda of this License without the prior written consent of COUNTY. If COUNTY consents to the recordation of this License, LICENSEE shall pay all charges incident to such recording.

45. **INTERFERENCE.** LICENSEE shall not interfere with the radio frequency communications of COUNTY or any of COUNTY's existing licensees or users as of the date of full execution of this License.

46. **AUTHORIZED SIGNATORS:** Both Parties to this License represent that the signators executing this document are fully authorized to enter into this License.

47. **CAMPAIGN CONTRIBUTION DISCLOSURE (SB 1439)**
LICENSEE has disclosed to the County using Exhibit D - Campaign Contribution Disclosure Senate Bill 1439, whether it has made any campaign contributions of more than \$250 to any member of the Board of Supervisors or other County elected officer [Sheriff, Assessor-Recorder-Clerk, Auditor-Controller/Treasurer/Tax Collector and the District Attorney] within the earlier of: (1) the date of the submission of LICENSEE's proposal to the County, or (2) 12 months before the date this License was approved by the Board of Supervisors. LICENSEE acknowledges that under Government Code section 84308, LICENSEE is prohibited from making campaign contributions of more than \$250 to any member of the Board of Supervisors or other County elected officer for 12 months after the County's consideration of the License.

In the event of a proposed amendment to this License, the LICENSEE will provide the County a written statement disclosing any campaign contribution(s) of more than \$250 to any member of the Board of Supervisors or other County elected officer within the preceding 12 months of the date of the proposed amendment.

END OF LICENSE.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

COUNTY: SAN BERNARDINO COUNTY

LICENSEE: APC TOWERS, LLC,
a Delaware Limited Liability Company

By: *Dawn Rowe*
Dawn Rowe, Chair, Board of Supervisors

By: *[Signature]*
Daniel C. Agresta III

Title: _____

Date: OCT 22 2024

Date: 10-10-24

SIGNED AND CERTIFIED THAT
A COPY OF THIS DOCUMENT
HAS BEEN DELIVERED TO THE
CHAIR OF THE BOARD

Lynna Monell, Clerk of the Board of
Supervisors



By: *[Signature]*
Deputy

Date: OCT 22 2024

Approved as to Legal Form:

TOM BUNTON, County Counsel
San Bernardino County, California

By: *John Tubbs II*
John Tubbs II, Deputy County Counsel

Date: 10-7-24

EXHIBIT "A"
PREMISES DESCRIPTION

Approximately 816 square feet of unimproved land, as more particularly shown on page 19, Drawing A-2 and identified therein as "Antenna and Equipment Location" (highlighted in yellow), as a portion of the County-owned property located at 780 E. Gilbert Street, commonly known as APN 0147-081-47-0000.

**THE FOLLOWING PAGES T1-T2, LS-1, LS-2, A1-A8, REPRESENT EXHIBIT "A-1" FOR THE PURPOSES
OF THIS LICENSE AGREEMENT**

T-Mobile

APCTowers

SITE NUMBER: IE94562A - CA-1049
SITE NAME: GILBERT STREET
SITE TYPE: MONO EUCLYPTUS

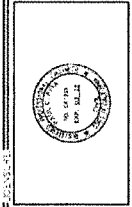
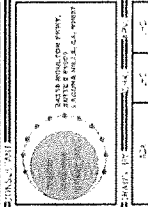
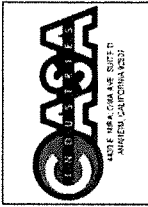
CITY: SAN BERNARDINO
COUNTY: SAN BERNARDINO
JURISDICTION: CITY OF SAN BERNARDINO



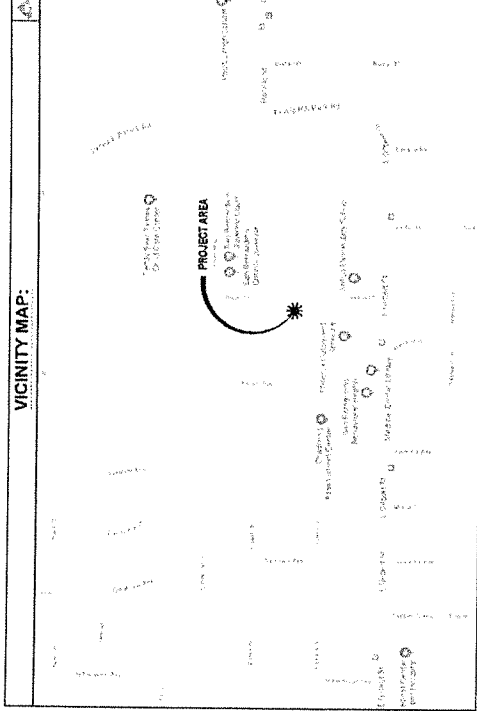
IE94562A - CA-1049
 GILBERT STREET
 SAN BERNARDINO, CA 92411

CURRENT SCALE: AS SHOWN
 03 29 2024

NO.	DATE	DESCRIPTION
1	03-29-24	ISSUED FOR PERMIT
2	03-29-24	ISSUED FOR PERMIT
3	03-29-24	ISSUED FOR PERMIT
4	03-29-24	ISSUED FOR PERMIT
5	03-29-24	ISSUED FOR PERMIT
6	03-29-24	ISSUED FOR PERMIT
7	03-29-24	ISSUED FOR PERMIT
8	03-29-24	ISSUED FOR PERMIT
9	03-29-24	ISSUED FOR PERMIT
10	03-29-24	ISSUED FOR PERMIT



TITLE SHEET
T1
 14
 NSD



DRIVING DIRECTIONS:
 FROM SAN BERNARDINO, CA 92411, TAKE I-15 SOUTH TO EXIT 108B, TURN RIGHT ON GILBERT STREET, PROJECT AREA IS LOCATED ON THE WEST SIDE OF GILBERT STREET, APPROXIMATELY 0.5 MILES SOUTH OF THE INTERSECTION WITH I-15.

APPLICABLE CODES:
 : 2021 SAN BERNARDINO CITY CODE
 : 2021 SAN BERNARDINO CITY ZONING ORDINANCE
 : 2021 SAN BERNARDINO CITY LANDSCAPE ARCHITECTURE ORDINANCE
 : 2021 SAN BERNARDINO CITY TREE PRESERVATION ORDINANCE

SHEET INDEX

SHEET NO.	DESCRIPTION
T1	TITLE SHEET
T2	GENERAL NOTES
T3	GENERAL NOTES
T4	GENERAL NOTES
T5	GENERAL NOTES
T6	GENERAL NOTES
T7	GENERAL NOTES
T8	GENERAL NOTES
T9	GENERAL NOTES
T10	GENERAL NOTES
T11	GENERAL NOTES
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T44	GENERAL NOTES
T45	GENERAL NOTES
T46	GENERAL NOTES
T47	GENERAL NOTES
T48	GENERAL NOTES
T49	GENERAL NOTES
T50	GENERAL NOTES

APPROVALS:

PRINT NAME	SIGNATURE	DATE
ARCHITECTURAL ENGINEERING	[Signature]	03/29/24
LANDSCAPE ARCHITECTURE	[Signature]	03/29/24
LANDSCAPE ARCHITECTURE	[Signature]	03/29/24
LANDSCAPE ARCHITECTURE	[Signature]	03/29/24
LANDSCAPE ARCHITECTURE	[Signature]	03/29/24

PROJECT SUMMARY

The project consists of the installation of a mobile phone tower on the site located at the intersection of Gilbert Street and I-15 in San Bernardino, California. The tower is a mono-eucalyptus tower, which is a type of tower that is designed to blend in with the surrounding environment. The tower is 150 feet tall and is supported by a steel lattice structure. The tower is located on a 1.5-acre site that is currently vacant. The site is zoned for industrial use and is adjacent to a major highway. The tower is being installed by T-Mobile and is intended to provide service to the surrounding area. The tower is being installed in accordance with the City of San Bernardino's zoning ordinance and the California Public Utilities Commission's (CPUC) rules and regulations. The tower is being installed in accordance with the City of San Bernardino's tree preservation ordinance and the California Public Utilities Commission's (CPUC) rules and regulations. The tower is being installed in accordance with the City of San Bernardino's landscape architecture ordinance and the California Public Utilities Commission's (CPUC) rules and regulations. The tower is being installed in accordance with the City of San Bernardino's tree preservation ordinance and the California Public Utilities Commission's (CPUC) rules and regulations.

CONSULTING TEAM

ARCHITECTURAL ENGINEERING
 TOWER ENGINEERING, INC.
 1000 W. GILBERT STREET, SUITE 100
 SAN BERNARDINO, CA 92411
 (909) 386-1234
 www.towerengineering.com

LANDSCAPE ARCHITECTURE
 LANDSCAPE ARCHITECTURE, INC.
 1000 W. GILBERT STREET, SUITE 100
 SAN BERNARDINO, CA 92411
 (909) 386-1234
 www.landscapearchitecture.com

LANDSCAPE ARCHITECTURE
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 SAN BERNARDINO, CA 92411
 (909) 386-1234
 www.landscapearchitecture.com

<p>Mobile SOLUTIONS FOR THE COMMUNICATIONS INDUSTRY</p>	<p>APCTowers 10000 WEST 10TH AVENUE DENVER, CO 80202</p>	<p>PUBLIC INFORMATION: IE94562A - CA-1049 GILBERT STREET 780 S. GILBERT ST. 504 SOUTH GILBERT STREET DENVER, COLORADO 80202</p>	<p>ISSUE DATE: 03-22-2024</p>	<p>PLAN CHECK: DATE RECEIVED: 03-22-2024 REVISIONS: 01</p>	<p>CASA 4855 W. PALMVIEW AVENUE SUITE D DENVER, COLORADO 80222</p>		<p>DATE: 03-22-2024 BY: [Signature]</p>	<p>GENERAL NOTES, SPECIFICATIONS, ABBREVIATIONS AND SYMBOLS</p>	<p>T2 14 USE</p>
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GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED IN THE PROJECT.
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ABBREVIATIONS & SYMBOLS

2 GENERAL NOTES & SPECIFICATIONS

1

APC Towers
 1000 RICAL CENTER PARKWAY, SUITE 110
 BURNING WOODS, CALIFORNIA 92624
 PH: (949) 639-3837
 WWW.APC.TOWERS.COM

ambit consulting
 428 MAIN STREET, SUITE 203
 HUNTINGTON BEACH, CALIFORNIA 92648
 TEL: (714) 363-4622

CASA
 4057 HOLLAND AVE SUITE D
 HUNTINGTON BEACH, CALIFORNIA 92646

NO.	DATE	DESCRIPTION
1	3/25/2021	CONTRACT NO.
2	4/21/2021	WORK ORDER NO.
3	6/10/2021	REVISION NO.
4	6/10/2021	DATE



THIS IS A COPY OF A PLAN FOR ANY OTHER INFORMATION, CONTACT THE ENGINEER.

1E94562A
 700 E. GILBERT STREET
 SAN BERNARDINO, CA 92415

SHEET TITLE
 SITE SURVEY

SHEET NUMBER
 LS-1

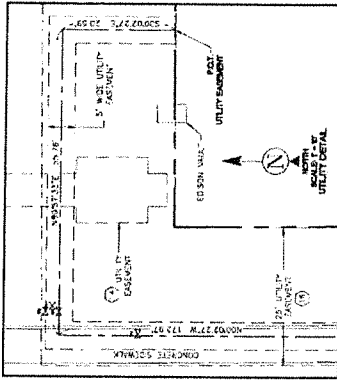
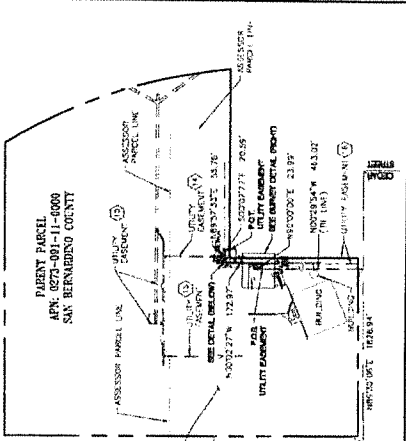
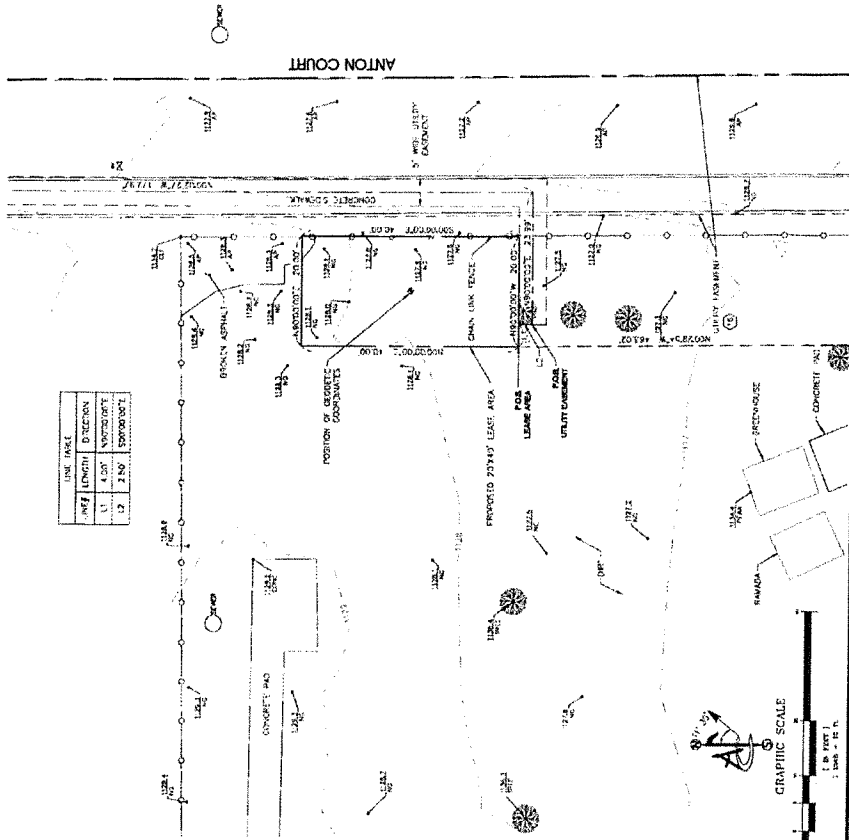
LEGEND

- UTILITY MARKERS
- CHAIN LINK FENCE
- ASPHALT
- GRAVEL
- WOOD PAVERS
- TREES
- WATER CONTROL MARK
- CONCRETE
- CHINA LIME FENCE
- STREET CENTER LINES
- SUBJECT PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- MAJOR MARKERS
- MAJOR CONTIGUOUS INTERNAL
- MINOR CONTIGUOUS INTERNAL

SURVEYOR'S NOTES
 CONDITIONS DERIVED FROM DIRECT FIELD OBSERVATIONS AND VERTICAL ACCURACY.
 THE BOUNDARY SHOWN HEREON IS PLOTTED FROM SURVEY INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
 ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
 SURVEY HAS NOT REVIEWED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEED OR TITLE EASES.

POSITION OF POINTS, COORDINATES
 LATITUDE 34° 27' 42.98" (NAD83)
 LONGITUDE -117° 16' 43.03" (NAD83)
 ELEVATION ELEVATION 1112.87 (NAD83)

LINE	LENGTH	DIRECTION
1	1.42	NORTHWEST
2	1.24	SOUTHWEST
3	1.10	WEST



GRID-TO-GROUND SCALE FACTOR NOTE
 ALL DISTANCES AND DIMENSIONS ARE BASED ON THE CALIFORNIA GRID SYSTEM AND DIMENSIONS ARE BASED ON THE GRID SYSTEM DISTANCES SHOWN BY 3-PPR832E2

FLOOD ZONE
 THE PROJECT AREAS IS BE LOCATED WITHIN FLOOD ZONE AS ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM DATA FOR 1981. DATE: 10/15/1981. MAP G PROTECTIVE: 0A102 10/27/2008

UTILITY NOTES
 SURVEYOR DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN AND ACCURATELY LOCATED. THE SURVEYOR HAS CONDUCTED VISUAL SURVEYS TO IDENTIFY UTILITIES AND OTHER MARKERS TO LOCATE AND OF REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEY DATE
 04/27/2021

BASES OF BEARING
 ALL BEARINGS ARE BASED ON THE CALIFORNIA GRID SYSTEM AND DIMENSIONS ARE BASED ON THE GRID SYSTEM DISTANCES SHOWN BY 3-PPR832E2. THE SURVEY WAS CONDUCTED ON THE DATE SHOWN ABOVE. THE SURVEYOR HAS CONDUCTED VISUAL SURVEYS TO IDENTIFY UTILITIES AND OTHER MARKERS TO LOCATE AND OF REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT INFORMATION
 PROJECT INFORMATION HAS BEEN OBTAINED FROM THE PROPOSER AND IS FOR INFORMATION ONLY. THE SURVEYOR HAS CONDUCTED VISUAL SURVEYS TO IDENTIFY UTILITIES AND OTHER MARKERS TO LOCATE AND OF REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

APC Towers
 3000 AREAL CENTER JOURNEY, SUITE 10
 NO. 1000, SAN BERNARDINO COUNTY, CALIFORNIA
 TEL: (951) 870-1800 FAX: (951) 870-1834
 WWW.APC-TOWERS.COM



ambit consulting
 420 MAIN STREET, SUITE 200
 POMPONA BEACH, CALIFORNIA 92668
 TEL: (949) 521-2222



CAGA
 4001 BALBOA AVE SUITE
 NUMBER 1000 RIVERSIDE

NO.	DATE	DESCRIPTION
1	12/14/72	PREPARED BY
2	12/14/72	PREPARED BY
3	12/14/72	PREPARED BY
4	12/14/72	PREPARED BY
5	12/14/72	PREPARED BY



IT IS A VALIDATION OF THE ORIGINAL INSTRUMENT UNDER THE STATE PUBLIC RECORDS ACT, AND THE INSTRUMENT IS VALID AND CORRECTLY RECORDED.

IES94562A
 780 E. GILBERT STREET
 SAN BERNARDINO, CA 92415

SHEET TITLE
 NOTES
 SHEET NUMBER
 LS-2

LESSOR'S LEGAL DESCRIPTION
 STATE OF SAN BERNARDINO COUNTY, CALIFORNIA
 THAT PORTION OF LOT 1, SAN BERNARDINO COUNTY, CALIFORNIA
 COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 1, 1394 FEET EAST OF THE SOUTH-WEST CORNER OF SAID
 PLANT, SAID POINT OF BEGINNING BEING THE SOUTH-EAST CORNER OF THAT PORTION OF SAID LOT 1 (ORIGIN) OF

THE SAID PLANT, SAID POINT OF BEGINNING BEING THE SOUTH-EAST CORNER OF THAT PORTION OF SAID LOT 1 (ORIGIN) OF
 THE SAID PLANT, SAID POINT OF BEGINNING BEING THE SOUTH-EAST CORNER OF THAT PORTION OF SAID LOT 1 (ORIGIN) OF
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STANDARD "B" NOTE
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 INFORMATION CONTAINED THEREIN. THE REPORTER DOES NOT WARRANT
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PROJECT INFORMATION

IE94562A - CA-1049

GILBERT STREET

780 E. GILBERT ST
SUN BEACH, CALIFORNIA 92315
SAN BEHRNARD COUNTY

03-21-2024

PLAK: C4FCF

14	04-07-19	PROVISIONAL	NO
15	07-23-24	UPDATE 00005	NO
16	08-13-24	FINAL C4FCF	NO
17	08-21-24	FINAL C4FCF	NO
18	08-19-24	REVISED C2R	NO
19	08-04-24	PROPOSED C2R	NO

ADDIE MARLOWE'S SHIRT
KIMMY QUIGLEY/ARIZONA

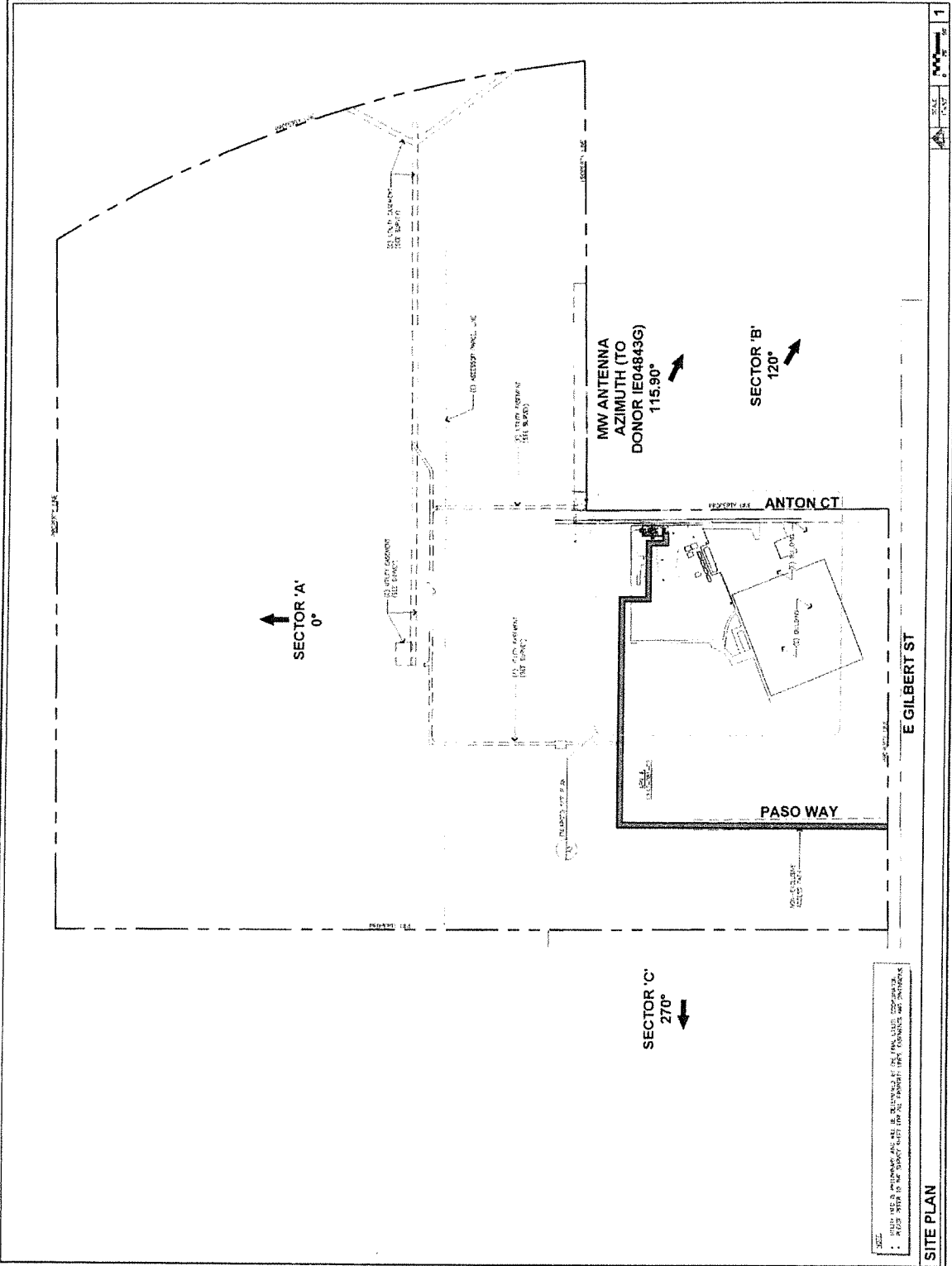
SCALE: 1"=100'

SITE PLAN

PROJECT NUMBER: **A1**

DATE: 14

USER: [blank]



T-Mobile
 10000 WILSON BLVD
 IRVINE, CA 92618

APC Towers
 10000 WILSON BLVD
 IRVINE, CA 92618

IE94562A - CA-1049
GILBERT STREET
 780 E. GILBERT ST
 SAN ANTONIO, CA 78204-9243
 PROJECT: GILBERT STREET

03-22-2024

ISSUE NO. 1
 PLAN CHECK

14	03-22-24	ORG. BUILDING	NO
13	03-22-24	UPDATE NOTES	NO
12	03-19-23	PLAN CHECK	NO
11	03-22-23	PLAN CHECK	NO
10	03-15-23	REVISED CDS	NO
9	03-04-23	REVISED CDS	NO

DATE PREPARED BY: [Signature]

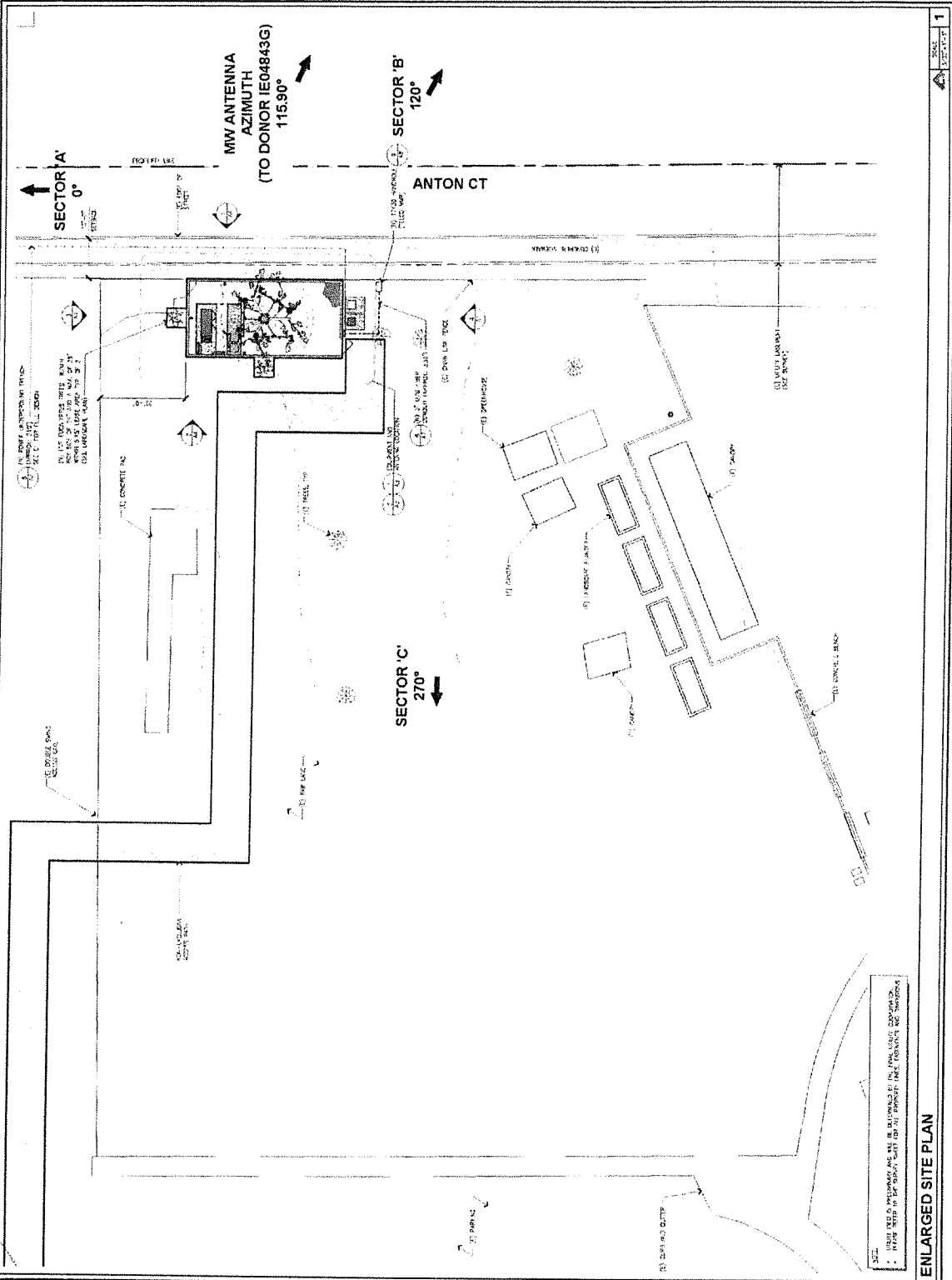
CASA
 4475 MENLO PARK DRIVE
 SAN ANTONIO, TEXAS 78202

PROJECT NO. [Blank] SHEET NO. [Blank] OF [Blank]

ENLARGED SITE PLAN

SHEET NUMBER: **A2**

14 USE

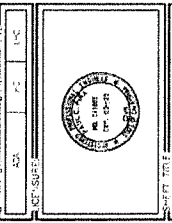
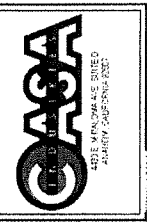




IE94562A - CA-1049
GILBERT STREET
 180 E. GILBERT ST.
 GILBERT, AZ 85133

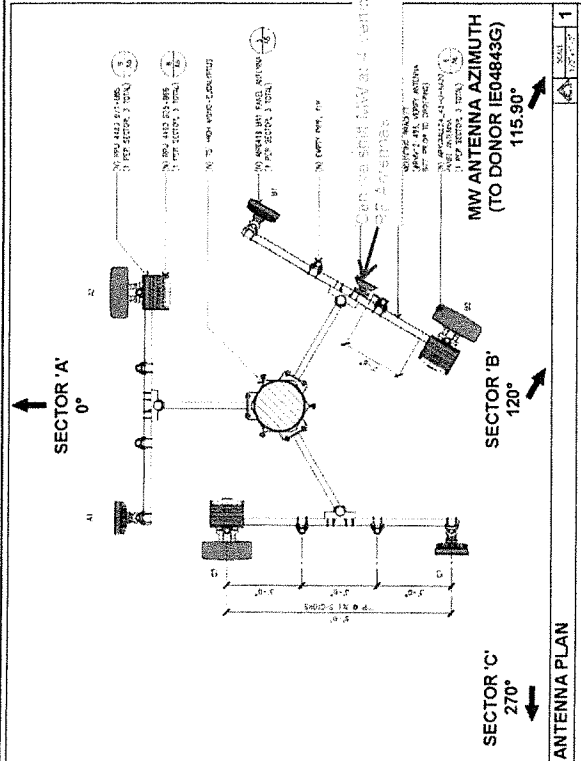
03-22-2024

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	03-22-2024
2	ISSUE FOR PERMITS	03-22-2024
3	ISSUE FOR PERMITS	03-22-2024
4	ISSUE FOR PERMITS	03-22-2024
5	ISSUE FOR PERMITS	03-22-2024
6	ISSUE FOR PERMITS	03-22-2024
7	ISSUE FOR PERMITS	03-22-2024
8	ISSUE FOR PERMITS	03-22-2024
9	ISSUE FOR PERMITS	03-22-2024
10	ISSUE FOR PERMITS	03-22-2024
11	ISSUE FOR PERMITS	03-22-2024
12	ISSUE FOR PERMITS	03-22-2024
13	ISSUE FOR PERMITS	03-22-2024
14	ISSUE FOR PERMITS	03-22-2024
15	ISSUE FOR PERMITS	03-22-2024
16	ISSUE FOR PERMITS	03-22-2024
17	ISSUE FOR PERMITS	03-22-2024
18	ISSUE FOR PERMITS	03-22-2024
19	ISSUE FOR PERMITS	03-22-2024
20	ISSUE FOR PERMITS	03-22-2024



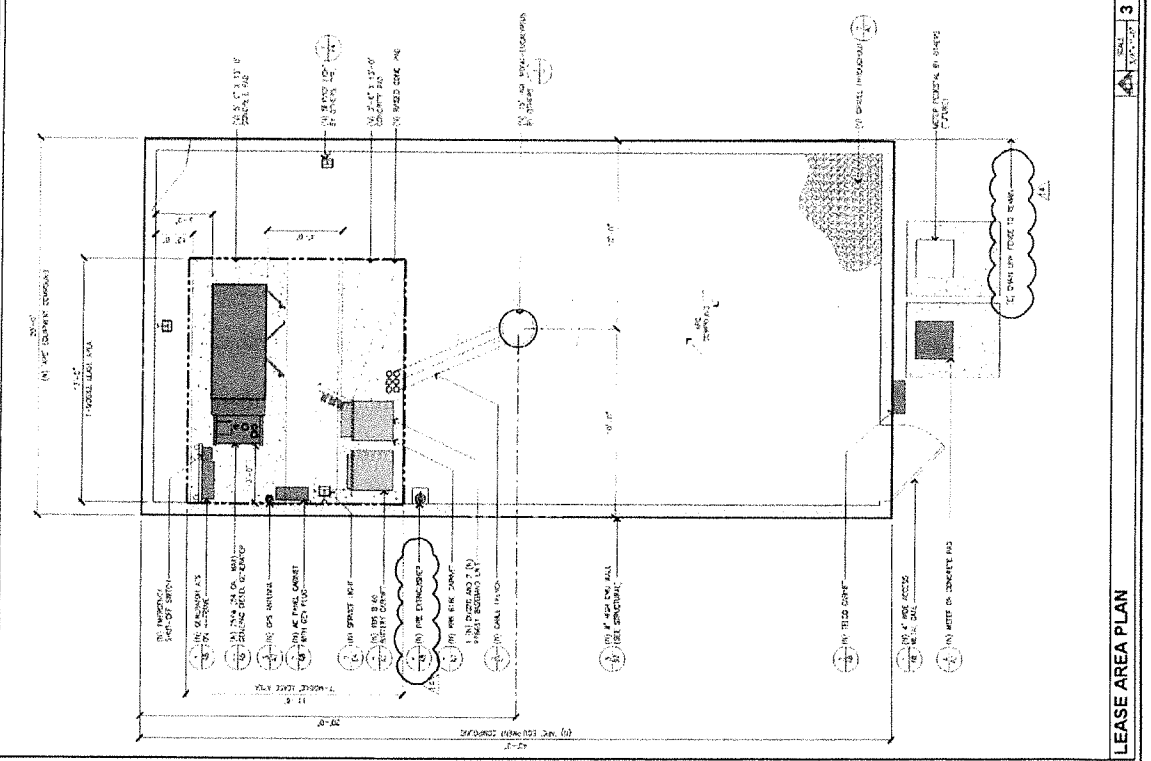
LEASE AREA ANTENNA PLAN AND ANTENNA SCHEDULE

14
 1389
A3



ANTENNA & CABLE SCHEDULE

SECTOR	ANTENNA MODEL	HEIGHT (FEET)	AZIMUTH (DEG)	TYPE	FEEDER	FEEDER TYPE	FEEDER LOSS (DB)	FEEDER LOSS (DB) @ 1000MHz	FEEDER LOSS (DB) @ 1900MHz	FEEDER LOSS (DB) @ 2450MHz	FEEDER LOSS (DB) @ 2800MHz	FEEDER LOSS (DB) @ 3500MHz	FEEDER LOSS (DB) @ 3800MHz	FEEDER LOSS (DB) @ 4200MHz	FEEDER LOSS (DB) @ 4800MHz	FEEDER LOSS (DB) @ 5200MHz	FEEDER LOSS (DB) @ 5800MHz	FEEDER LOSS (DB) @ 6400MHz	FEEDER LOSS (DB) @ 7000MHz	FEEDER LOSS (DB) @ 7600MHz	FEEDER LOSS (DB) @ 8200MHz	FEEDER LOSS (DB) @ 8800MHz	FEEDER LOSS (DB) @ 9400MHz	FEEDER LOSS (DB) @ 10000MHz
1	ANTENNA 341	100	0	UPLINK	100	UPLINK	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
2	ANTENNA 341	100	120	UPLINK	100	UPLINK	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
3	ANTENNA 341	100	240	UPLINK	100	UPLINK	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
4	ANTENNA 341	100	0	DOWNLINK	100	DOWNLINK	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
5	ANTENNA 341	100	120	DOWNLINK	100	DOWNLINK	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
6	ANTENNA 341	100	240	DOWNLINK	100	DOWNLINK	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5

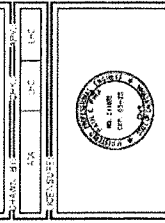
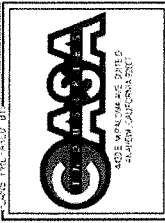




IE94562A - CA-1049
GILBERT STREET
 544 GILBERT ST
 SAN JOSE, CALIFORNIA 95128
 PROJECT: 03-22-2024

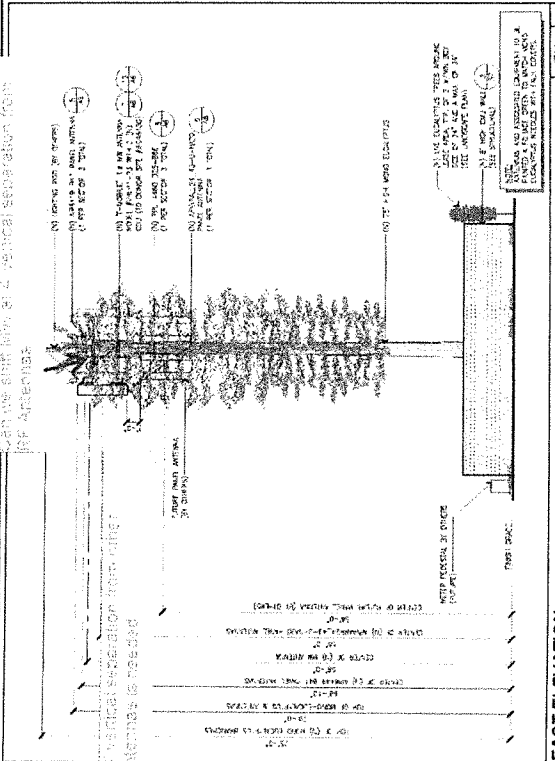
PROJECT INFORMATION:
 PROJECT NUMBER: 03-22-2024
 PROJECT NAME: PLAK C-FLOOR

NO.	DESCRIPTION	DATE
1	PRELIMINARY	03-22-2024
2	REVISED	03-22-2024
3	REVISED	03-22-2024
4	REVISED	03-22-2024
5	REVISED	03-22-2024
6	REVISED	03-22-2024
7	REVISED	03-22-2024
8	REVISED	03-22-2024
9	REVISED	03-22-2024
10	REVISED	03-22-2024
11	REVISED	03-22-2024
12	REVISED	03-22-2024

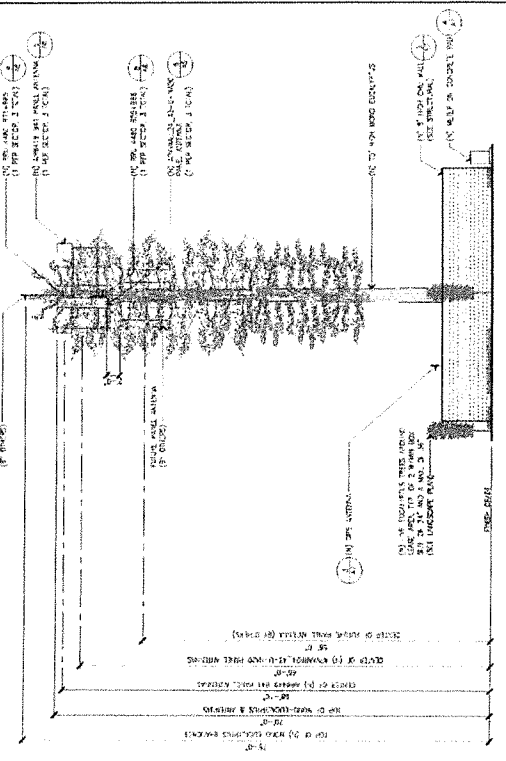


ELEVATIONS

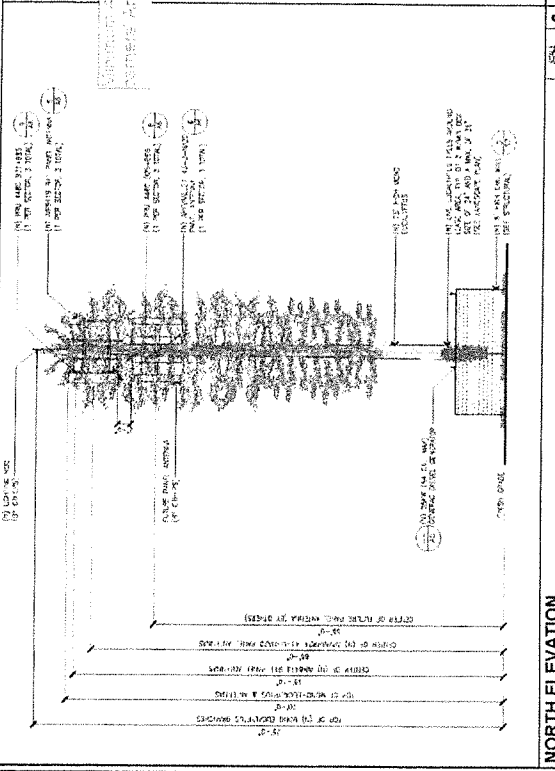
SHEET NUMBER: **A4**
 OF 14
 NSR



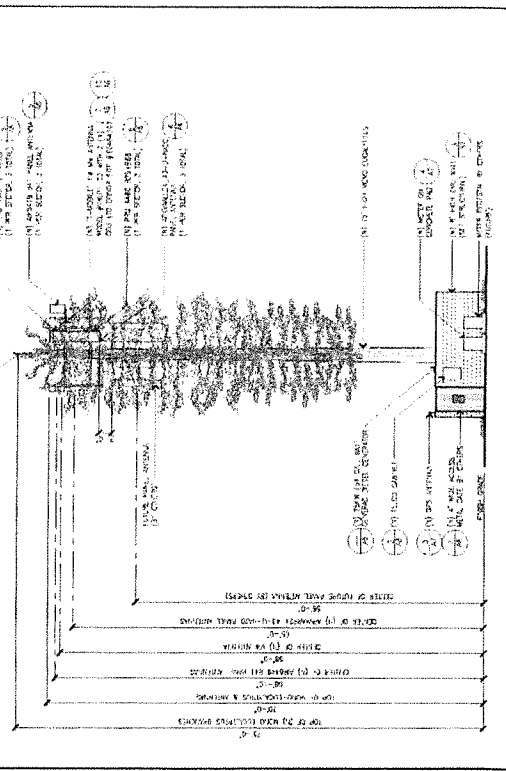
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION

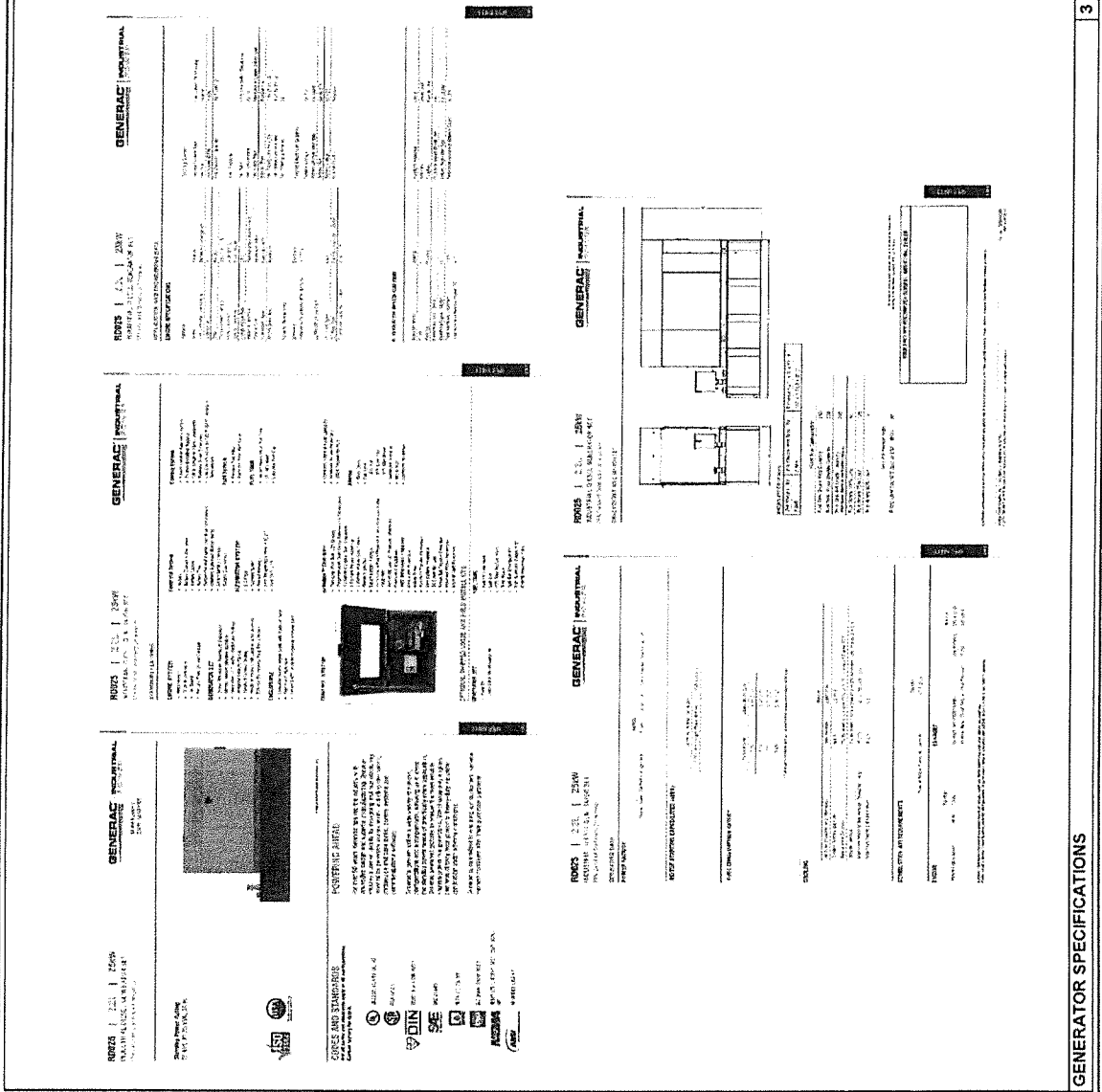
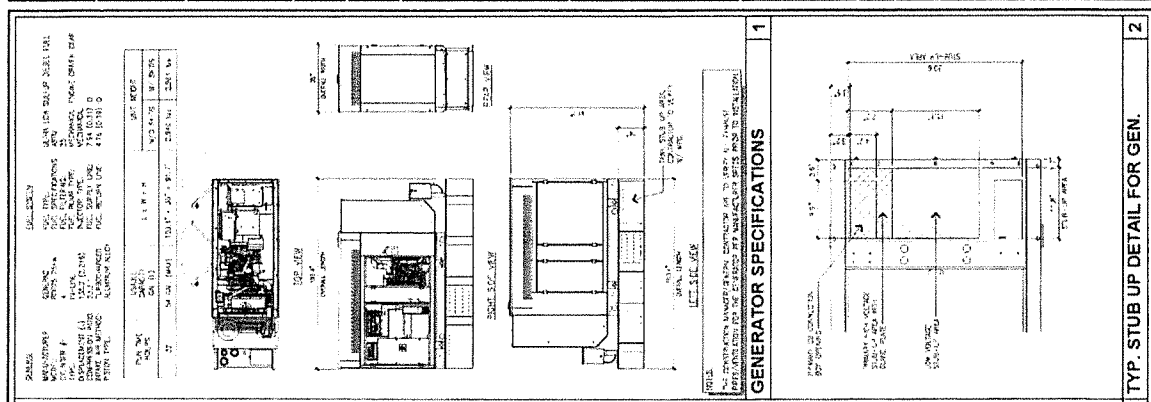
IE94562A - CA-1049
GILBERT STREET
 1440 S. GILBERT ST.
 SAN ANTONIO, TX 78204-9949

03-22-2024

PLAN CHECK

NO. 10-00-01	REVISIONS	NO.
11	0-25-24	UPDATE CROSS
12	08-19-25	PLAN CHECK
13	08-22-25	PLAN CHECK
14	08-19-25	REVISED CS
15	08-20-25	REVISED CS

PROJECT NUMBER: 14
 SHEET NUMBER: 008



10000 SHILOH AVENUE
FARMERS BRANCH, TX 75444

10000 SHILOH AVENUE
FARMERS BRANCH, TX 75444

IE94562A - CA-1049
GILBERT STREET
100 E. GILBERT ST.
FARMERS BRANCH, TX 75444
PROJECT NUMBER: 00-22-2024

PLANNING CHECK

4	00-22-14	REBUILDING EXISTING	NO
5	00-22-24	UPSIDE CODES	NO
6	00-11-33	PLAN CHG	NO
7	00-22-20	PLAN CHG	NO
8	00-19-22	PERMITS	NO
9	00-24-22	PERMITS	NO

10000 SHILOH AVENUE
FARMERS BRANCH, TX 75444

10000 SHILOH AVENUE
FARMERS BRANCH, TX 75444

10000 SHILOH AVENUE
FARMERS BRANCH, TX 75444

EQUIPMENT SPECIFICATIONS

SHEET NUMBER: 14
158

NOTES:

1. ALL INFORMATION MANUFACTURER, CONTRACTOR, OR USER TO VERIFY ALL INFORMATION IS CORRECT AND TO VERIFY ALL INFORMATION IS CORRECT AND TO VERIFY ALL INFORMATION IS CORRECT.

1. GENERATOR SIGN LOCATIONS

14

AUTHORIZED ACCESS ONLY

FOR SERVICE EQUIPMENT RELATED ISSUES CONTACT COMLEC NETWORK SUPPORT CENTER (NSC) (888) 662-4662 SITE ID# IE94562A

WARNING

THIS FACILITY CONTAINS:
CORROSIVE LIQUID
WATER REACTIVE LIQUID
TOXIC LIQUID & OTHER
HEALTH HAZARD LIQUID

3

APX ANTENNA SPECIFICATIONS

THIS ROOM CONTAINS LEAD ACID BATTERY SYSTEMS AND ENERGIZED CIRCUITS

Electrolyte Solutions Are Corrosive

NEPA SIGN 12 3017

4

RRUS SPECIFICATIONS

RRUS SPECIFICATIONS

5

MW ANTENNA SPECIFICATIONS

MW ANTENNA SPECIFICATIONS

6

ODU SPECIFICATIONS

GENERATOR SIGNAGE DETAIL

7

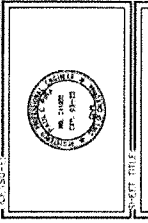
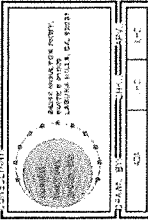
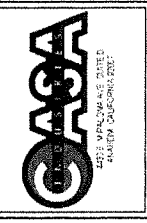


IE94562A - CA-1049
GILBERT STREET
 380 E. GILBERT ST.
 SAN ANTONIO, CALIFORNIA 78247-5
 SAN ANTONIO, TEXAS 78247-5

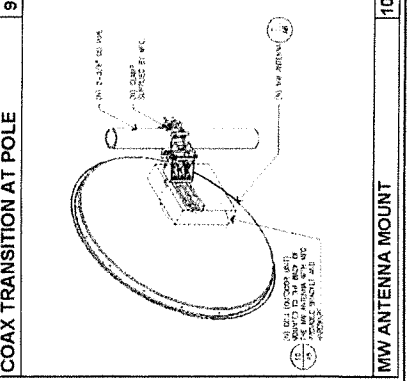
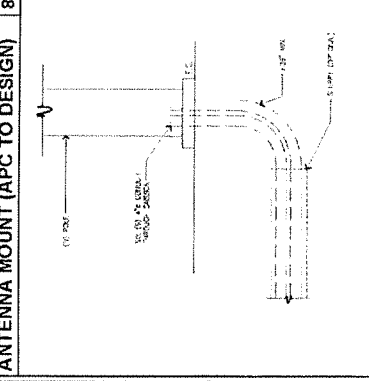
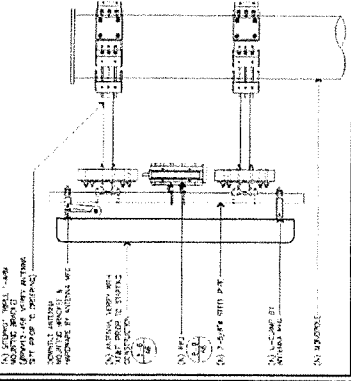
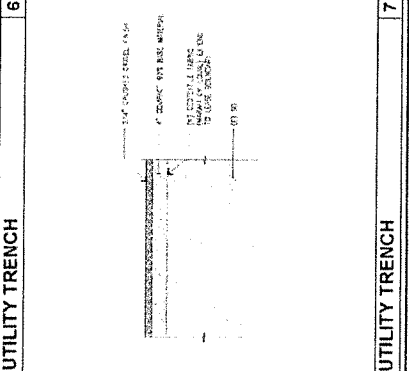
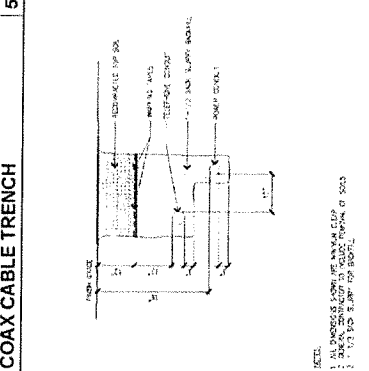
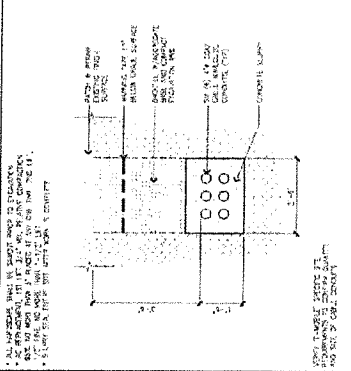
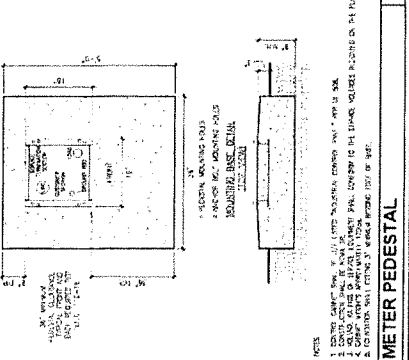
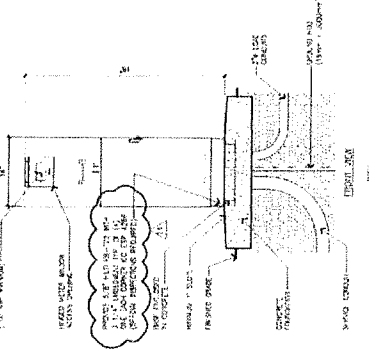
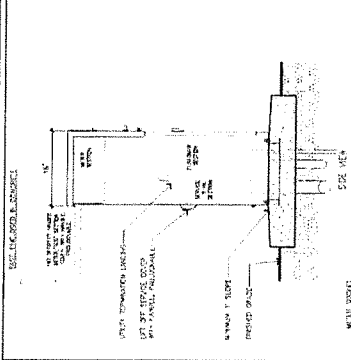
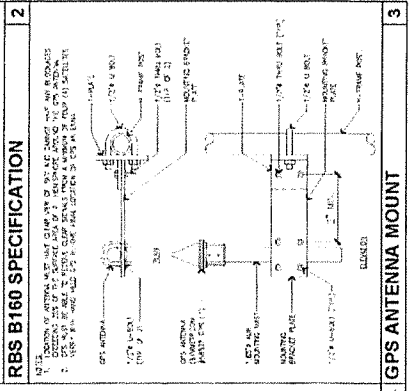
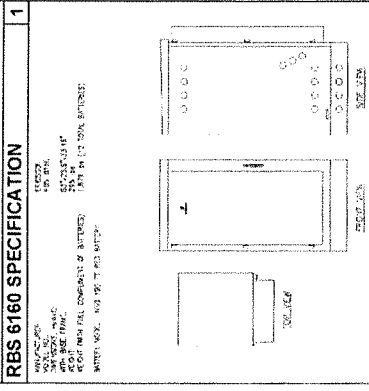
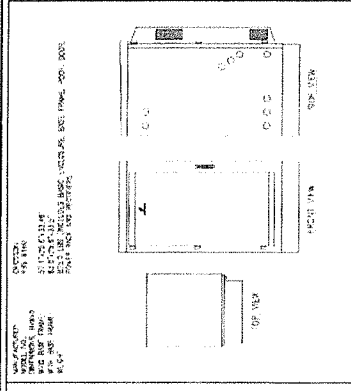
03-22-2024

PLAN 0-PECK

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION
1	03-22-24				ISSUED FOR PERMITS
2	03-22-24				ISSUED FOR PERMITS
3	03-22-24				ISSUED FOR PERMITS
4	03-22-24				ISSUED FOR PERMITS
5	03-22-24				ISSUED FOR PERMITS
6	03-22-24				ISSUED FOR PERMITS
7	03-22-24				ISSUED FOR PERMITS
8	03-22-24				ISSUED FOR PERMITS
9	03-22-24				ISSUED FOR PERMITS
10	03-22-24				ISSUED FOR PERMITS
11	03-22-24				ISSUED FOR PERMITS
12	03-22-24				ISSUED FOR PERMITS
13	03-22-24				ISSUED FOR PERMITS
14	03-22-24				ISSUED FOR PERMITS
15	03-22-24				ISSUED FOR PERMITS



A7
 SHEET NUMBER
 14
 USE



PROJECT INFORMATION

IEB4862A - CA-1049

GILBERT STREET

340 E. GILBERT ST
SAN JERONIMO, CA 92450

DATE: 03-22-2024

PLAN CHECK

NO.	DATE	DESCRIPTION
1	03-22-24	ISSUED FOR PERMIT
2	03-22-24	ISSUED FOR PERMIT
3	03-22-24	ISSUED FOR PERMIT
4	03-22-24	ISSUED FOR PERMIT
5	03-22-24	ISSUED FOR PERMIT
6	03-22-24	ISSUED FOR PERMIT
7	03-22-24	ISSUED FOR PERMIT
8	03-22-24	ISSUED FOR PERMIT
9	03-22-24	ISSUED FOR PERMIT
10	03-22-24	ISSUED FOR PERMIT

ASBE MEMORANDUM DIRECT
ANTHONY CARPENA-RODRIGUEZ

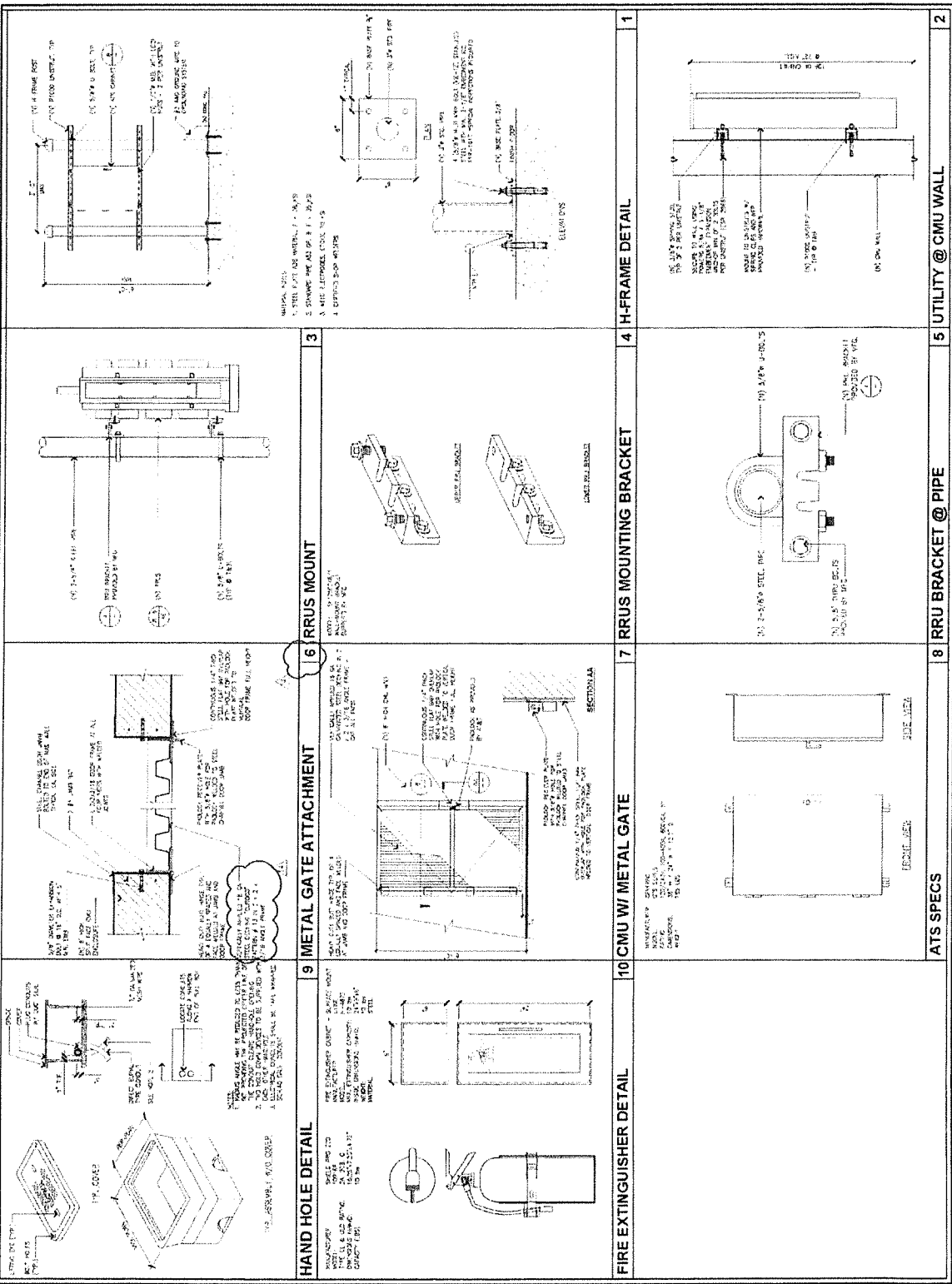
6519 MONTELEONE BLVD
LEESFORD PARK, CA 92541

DETAILS

SHEET NUMBER: 14

A8

ISSUE



PROJECT INFORMATION

IE94562A - CA-1049

GILBERT STREET

780 E. GILBERT ST
MUNICIPALITY, CALIFORNIA 92475

DATE: 03-22-2024

REVISIONS

NO.	DATE	DESCRIPTION
1	03-22-24	FOR RECORD
2	03-22-24	FOR RECORD
3	03-22-24	FOR RECORD
4	03-22-24	FOR RECORD
5	03-22-24	FOR RECORD
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47	03-22-24	FOR RECORD
48	03-22-24	FOR RECORD
49	03-22-24	FOR RECORD
50	03-22-24	FOR RECORD

100% MINIMUMS BUILT
AMERICAN SUPPLY

PROJECT INFORMATION

PROJECT NO: 14

DATE: 03-22-24

SCALE: 1/4" = 1'-0"

PROJECT: 14

DATE: 03-22-24

SCALE: 1/4" = 1'-0"

PROJECT INFORMATION

PROJECT NO: 14

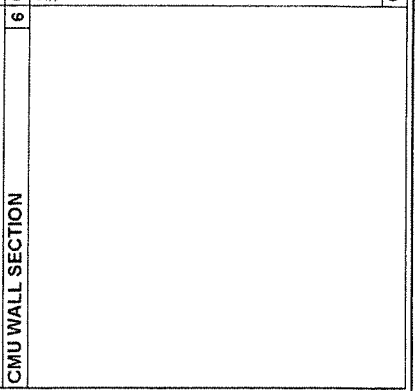
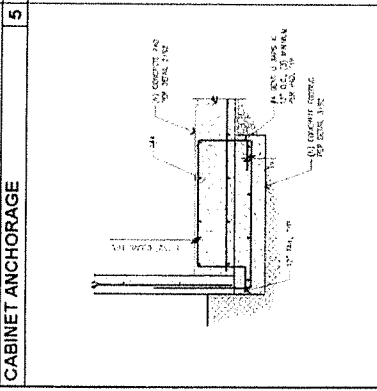
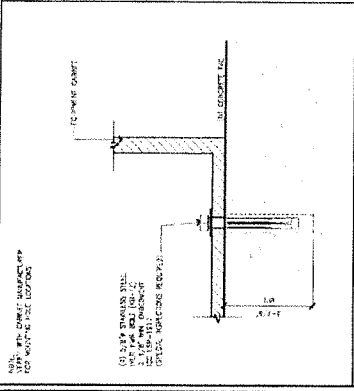
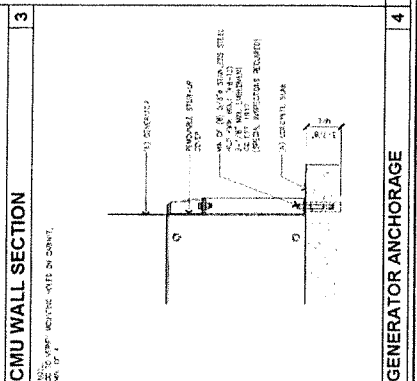
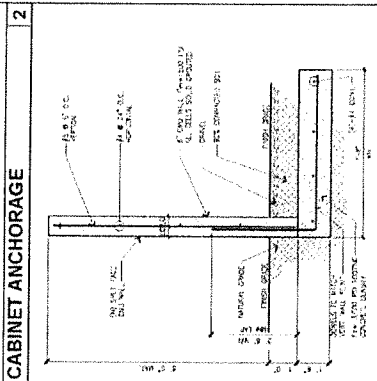
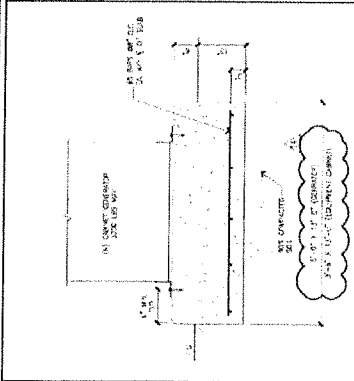
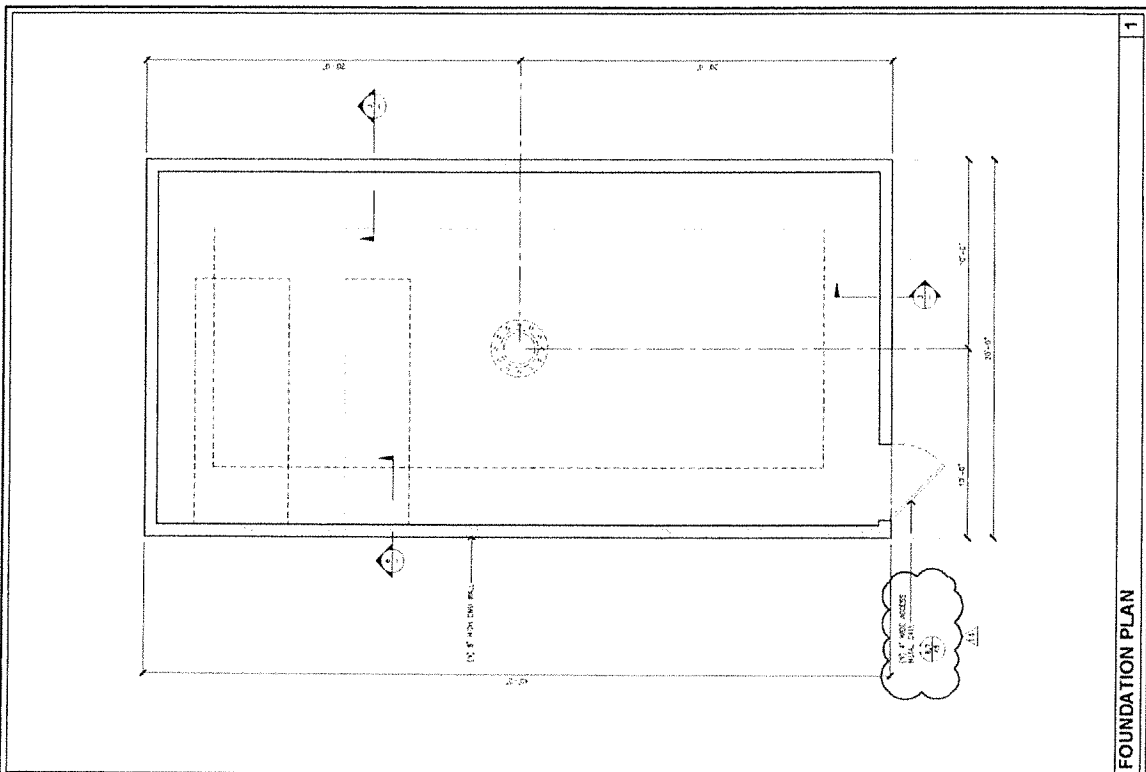
DATE: 03-22-24

SCALE: 1/4" = 1'-0"

PROJECT: 14

DATE: 03-22-24

SCALE: 1/4" = 1'-0"



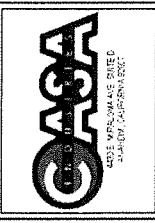


1E94562A - CA-1049
 GILBERT STREET
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

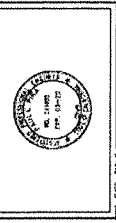
03-22-2024

PLAN CHECK

NO.	DATE	DESCRIPTION	BY
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2	04-19-23	PLAN CHECK	AS
3	04-25-23	PLAN CHECK	AS
4	04-25-23	PLAN CHECK	AS
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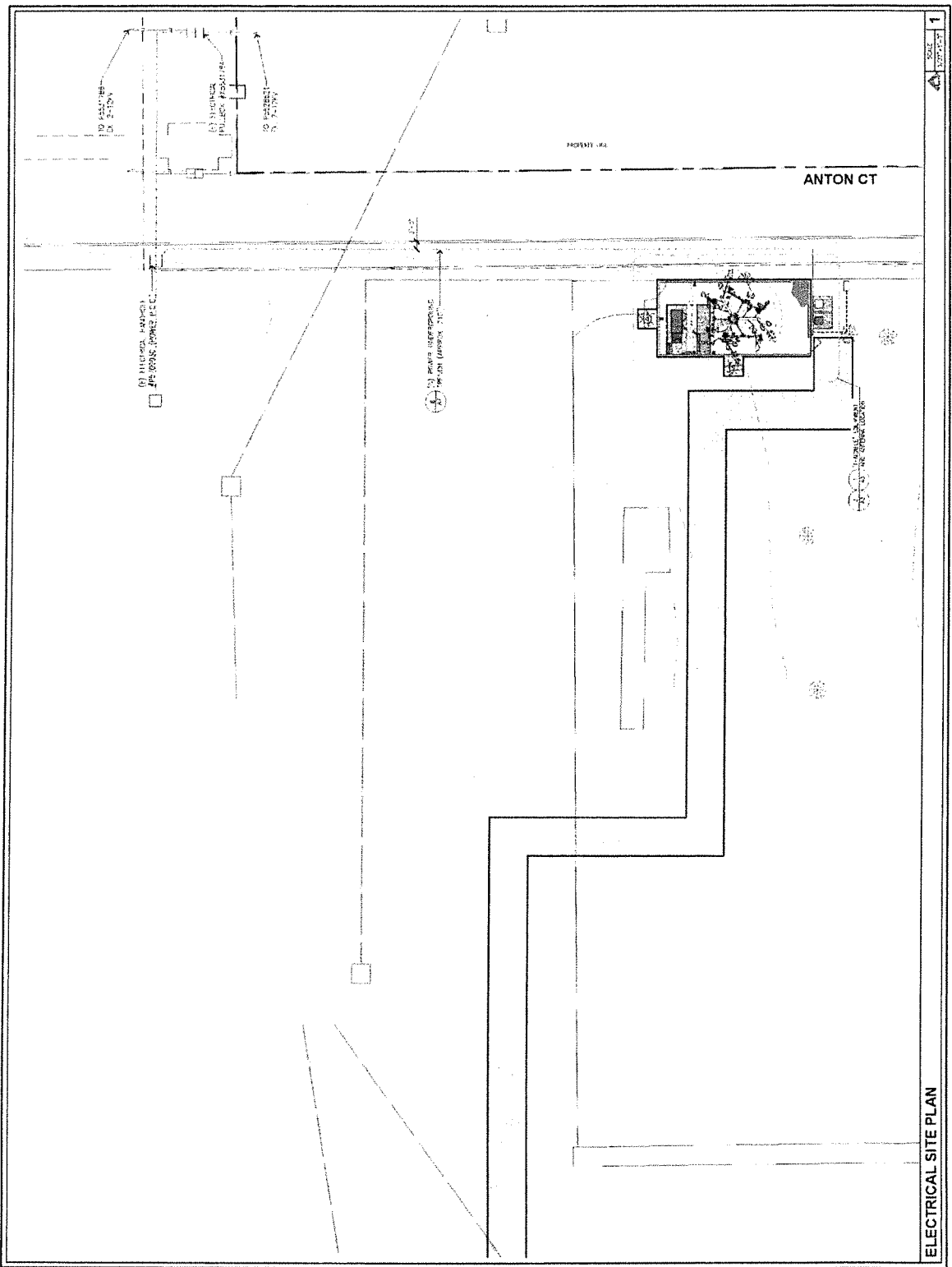


DATE: 03-22-24
 TIME: 10:00 AM
 PROJECT: 1E94562A



PROJECT TITLE:
 ELECTRICAL SITE PLAN

SHEET NUMBER: E1
 OF 14
 1/8" = 1'-0"



ELECTRICAL SITE PLAN

IE94562A - CA-1049
GILBERT STREET
 380 E. GILBERT ST
 SAN BERNARDINO, CA 92411
 SAN BERNARDINO COUNTY

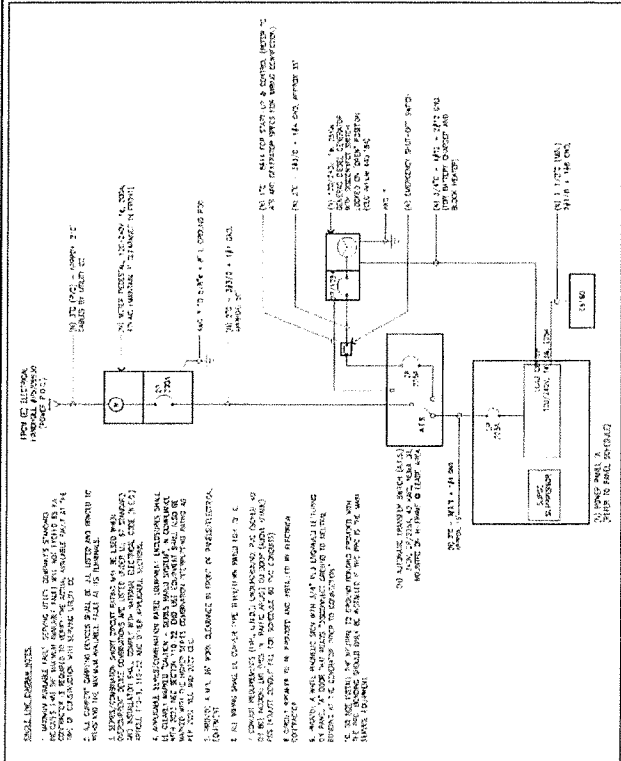
03-22-2024
 PROJECT NUMBER

PLAN CHECK
 DATE PREPARED BY

12	12-01-24	FINAL CHECK
13	01-04-24	UPSIDE CHECK
14	04-13-23	TEAM CHECK
15	05-22-23	FINAL CHECK
16	08-19-23	REVISED CDR
17	08-04-23	REVISED CDR

SINGLE LINE DIAGRAM AND PANEL SCHEDULE

PROJECT NUMBER: 14
 SHEET: E2



PANEL SCHEDULE

CIRCUIT NO.	DESCRIPTION	BRK/TYPE	WIRE	TERMINAL	REMARKS
1	120V AC	20A	12/2	1	
2	120V AC	20A	12/2	2	
3	120V AC	20A	12/2	3	
4	120V AC	20A	12/2	4	
5	120V AC	20A	12/2	5	
6	120V AC	20A	12/2	6	
7	120V AC	20A	12/2	7	
8	120V AC	20A	12/2	8	
9	120V AC	20A	12/2	9	
10	120V AC	20A	12/2	10	
11	120V AC	20A	12/2	11	
12	120V AC	20A	12/2	12	
13	120V AC	20A	12/2	13	
14	120V AC	20A	12/2	14	
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97	120V AC	20A	12/2	97	
98	120V AC	20A	12/2	98	
99	120V AC	20A	12/2	99	
100	120V AC	20A	12/2	100	

T-Mobile
THE WIRELESS COMPANY

ARC Towers
1001 W. PARKWAY DR SUITE 200
COSTA MESA, CA 92626

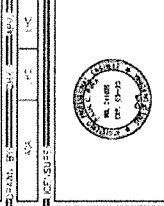
IE94562A - CA-1049
GILBERT STREET
780 E. GILBERT ST
SAN ANTONIO, CA 78204-9456
SAN ANTONIO, TEXAS 78204

03-22-2024
SIGNED: [Signature]
DATE: 03-22-2024

PLAN CHECK

NO.	DATE	REVISIONS
14	02-27-24	FOR SIGNATURE COMMENTS
13	01-30-24	UPDATE ISSUES
12	09-19-23	PLAN CHECK
11	08-22-23	PLAN CHECK
10	08-19-23	REVISED FOR
9	06-29-23	REVISED FOR
8	06-29-23	REVISED FOR

CASA
4805 WINCOMB AVE SUITE 2
SAN ANTONIO, TEXAS 78209

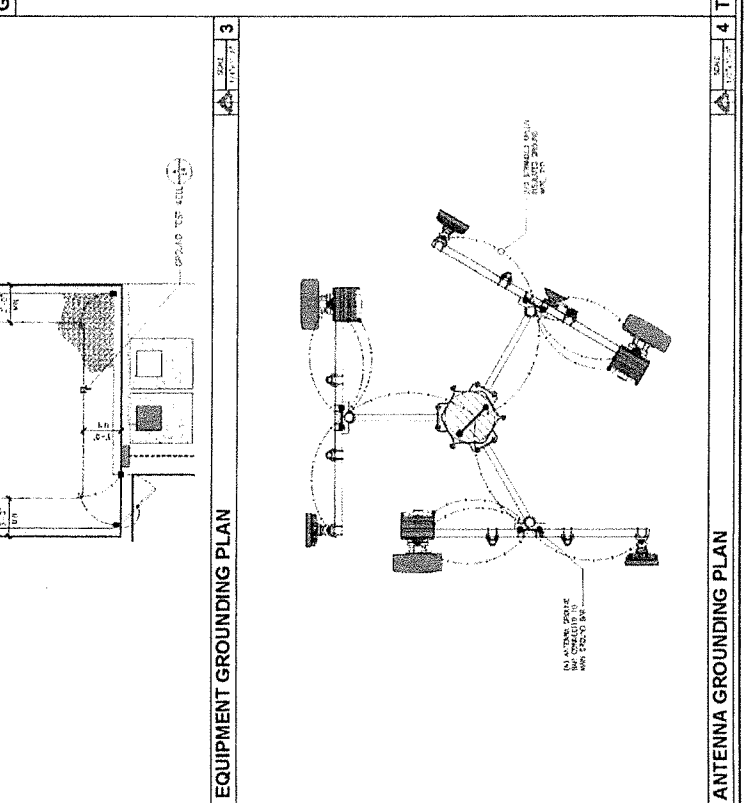
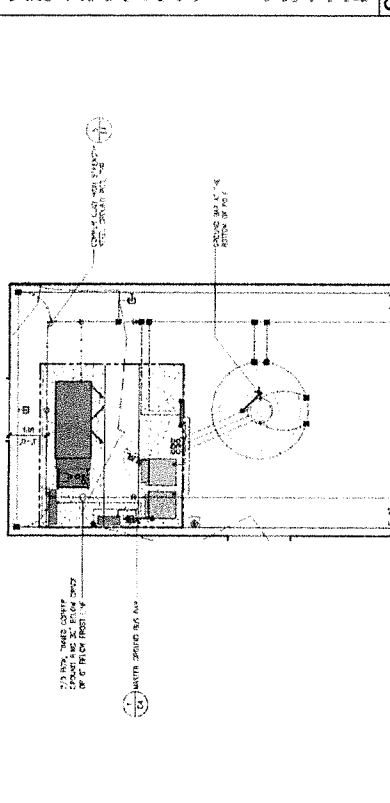
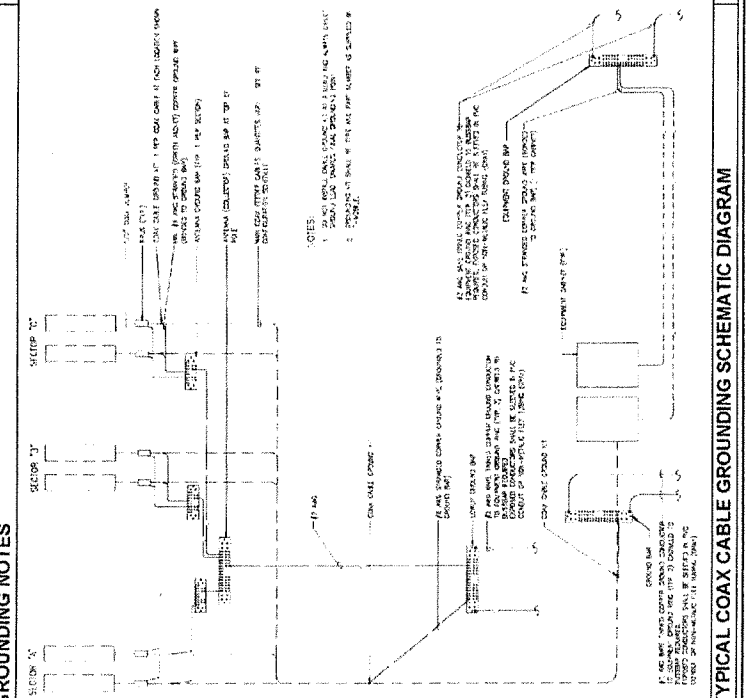


**EQUIPMENT ANTENNA
GROUNDING PLAN, GROUNDING
DIAGRAM AND NOTES**

E3
14 USE

GROUNDING NOTES

- ALL EARTHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC), ARTICLE 250.
- GROUNDING SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO: ALL ELECTRICAL PANELS, TRANSFORMERS, SWITCHES, CIRCUIT BREAKERS, AND ALL OTHER ELECTRICAL EQUIPMENT.
- GROUNDING SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO: ALL ELECTRICAL PANELS, TRANSFORMERS, SWITCHES, CIRCUIT BREAKERS, AND ALL OTHER ELECTRICAL EQUIPMENT.
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T-Mobile
10000 E. HIGHWAY 101
 DENVER, CO 80231

APC Towers
8801 100 LAMAR BLVD SUITE 1000
 DENVER, CO 80202

PROJECT INFORMATION
IE94562A - CA-1049
GILBERT STREET
8741 SPRINGMOUNT BLVD, DENVER, CO 80231
 8741 SPRINGMOUNT BLVD, DENVER, CO 80231
 SUPPLEMENT ISSUE DATE

ISSUED / REVISED
 08-22-2017

PLAN CHECK

NO.	DATE	DESCRIPTION	BY
1	08-22-17	ISSUED	BR
2	08-22-17	ISSUED	BR
3	08-22-17	ISSUED	BR
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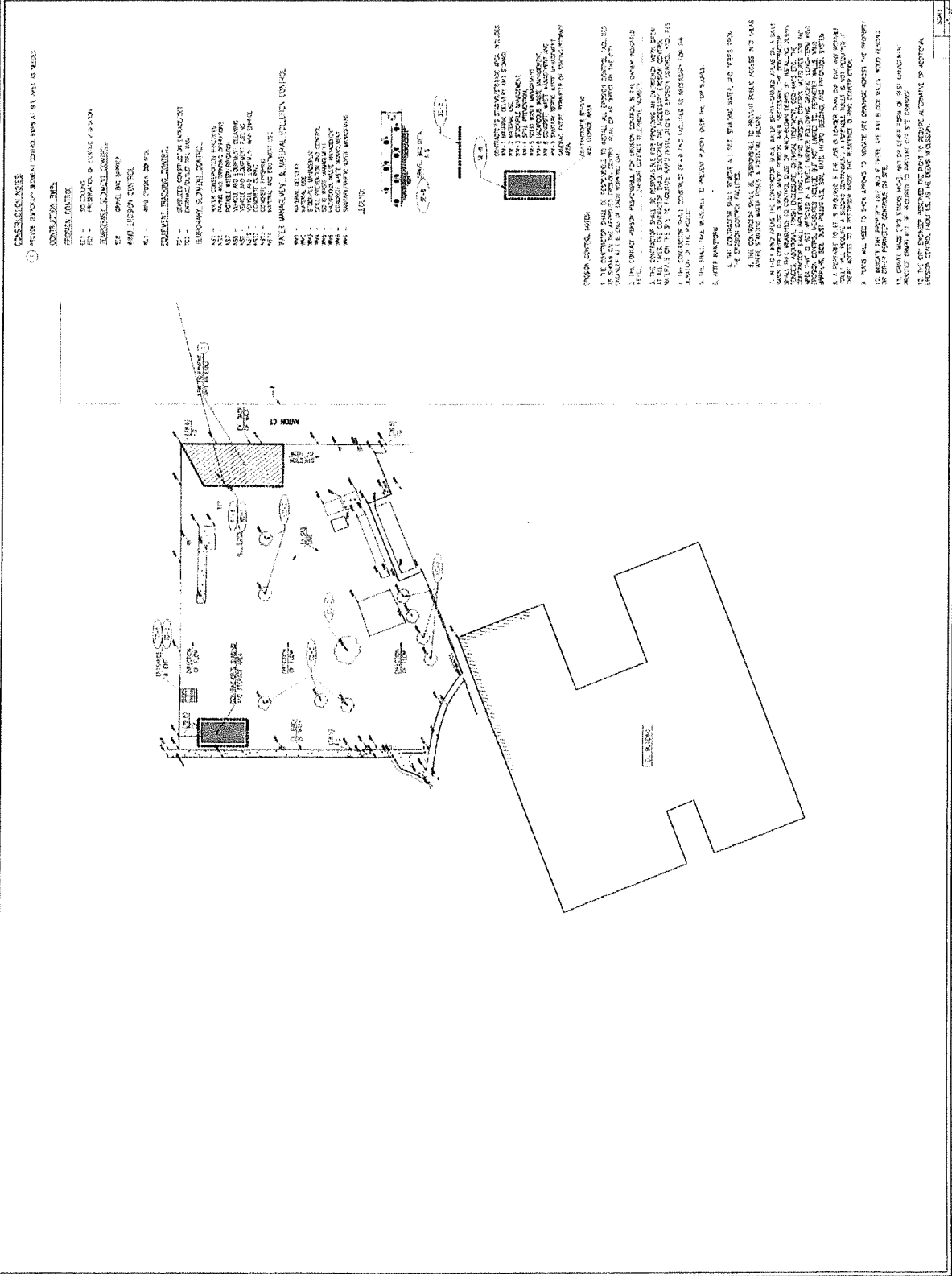
CASA
10000 E. HIGHWAY 101
 DENVER, CO 80231



POWER BY _____

EROSION CONTROL PLAN
PROJECT TITLE

THE CITY ENGINEER HAS REVIEWED THE PLAN AND APPROVES THE EROSION CONTROL PLAN AS SHOWN ON SHEET 11 OF 11
EC1 11
DATE



CONSTRUCTION

CONSTRUCTION

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.

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- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
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- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.

CONSTRUCTION

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CONSTRUCTION

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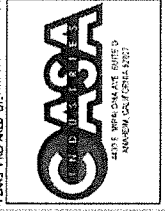


PROJECT INFORMATION
 IE94562A - CA-1049
 GILBERT STREET
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY
 CURRENT ISSUE DATE:
 07-08-2022

ISSUED FOR:
PLAN CHECK

REV.	DATE	DESCRIPTION	BY:
8	07-08-22	REVISED STRUCTURE	JUC
7	04-14-22	REVISED EXISTING / LANDSCAPE	JUC
6	03-10-22	REVISED SITE PLAN PER	JUC
5	10-13-21	REVISED FOR NEW SIGN	JUC
4	02-12-21	REVISED FOR NEW SIGN	JUC
3	02-27-19	ADD FINAL ELECTRICAL BOSS	JUC

PLANS PREPARED BY:



CONSULTANT:

DRAWN BY: AN
 CHECKED BY: JUC
 LICENSED BY: JUC



SHEET TITLE:
 COVER SHEET
 SHEET NUMBER: L-1
 REVISION: 6
 NS

T-Mobile

SITE NUMBER: IE94562A
SITE NAME: GILBERT STREET
SITE TYPE: MONO EUCALYPTUS

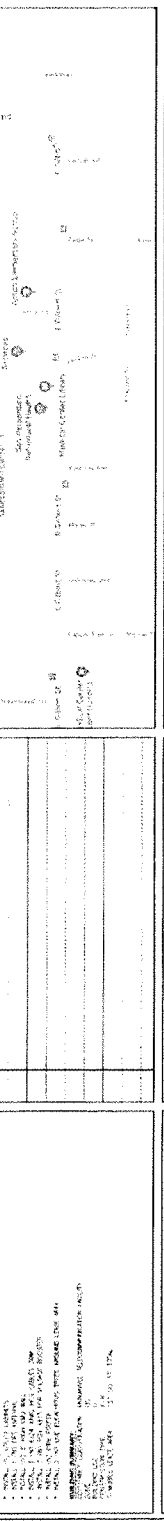
APCTowers

CITY: SAN BERNARDINO
COUNTY: SAN BERNARDINO
JURISDICTION: CITY OF SAN BERNARDINO

PROJECT SUMMARY

VICINITY MAP:

SHEET	DESCRIPTION
L-1	TITLE SHEET
L-2	PERMISSION PLAN
L-3	PERMISSION SIGNAGE
L-4	PERMISSION PLAN
L-5	LANDSCAPE SIGNAGE
L-6	LANDSCAPE SIGNAGE
L-7	LANDSCAPE SIGNAGE
L-8	LANDSCAPE SIGNAGE
L-9	LANDSCAPE SIGNAGE
L-10	LANDSCAPE SIGNAGE
L-11	LANDSCAPE SIGNAGE
L-12	LANDSCAPE SIGNAGE
L-13	LANDSCAPE SIGNAGE
L-14	LANDSCAPE SIGNAGE
L-15	LANDSCAPE SIGNAGE
L-16	LANDSCAPE SIGNAGE
L-17	LANDSCAPE SIGNAGE
L-18	LANDSCAPE SIGNAGE
L-19	LANDSCAPE SIGNAGE
L-20	LANDSCAPE SIGNAGE



APPROVALS:

UNLINED	PRINT NAME	SIGNATURE	DATE
ENCLIP/ MR			
CHUCK MR			
PHIL MR			
ZYRINE MS			
BT BARBERS			
DC REP			
POPS			

THE FOLLOWING PARTS OF THIS PROJECT AND ANY OTHER PARTS OF THIS PROJECT ARE HEREBY SUBMITTED TO THE CITY OF SAN BERNARDINO FOR REVIEW AND APPROVAL. THE CITY OF SAN BERNARDINO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT AND THE DESIGNER ACCEPTS FULL RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT.


CONSULTING TEAM


ARCHITECTURAL/ENGINEERING:
 CASA ARCHITECTURE, INC.
 780 E. GILBERT ST.
 SAN BERNARDINO, CA 92415
 PHONE (951) 344-1330
 EMAIL: info@casaarchitect.com

LANDSCAPE ARCHITECTURAL:
 CASEY J. SMITH
 780 E. GILBERT ST.
 SAN BERNARDINO, CA 92415
 PHONE: (951) 344-1330
 EMAIL: casey.smith@casaarchitect.com

ELECTRICAL ENGINEERING:
 CENTRAL BUSINESS GROUP, INC.
 1100 N. LINCOLN AVE. #1100
 CARROLL VALLEY, CA 91756
 PHONE: (951) 344-1330
 EMAIL: info@centralbusinessgroup.com








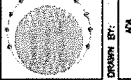
PROJECT INFORMATION:
IE94562A - CA-1049
GILBERT STREET
 780 E. GILBERT ST.
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
 07-08-2022

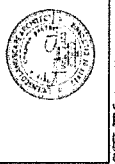
ISSUED FOR:
PLAN CHECK

REV.	DATE	DESCRIPTION	BY
8	07-08-22	REVISED PER PERM / LANDSCAPE	UJC
7	04-14-22	REVISED PER PERM / LANDSCAPE	UJC
6	03-16-22	REVISED PER PERM / LANDSCAPE	UJC
5	10-13-21	REVISED PER PERM / LANDSCAPE	UJC
4	02-12-21	REVISED PER PERM / LANDSCAPE	UJC
3	07-27-19	ELECTRICAL DESIGN	UJC



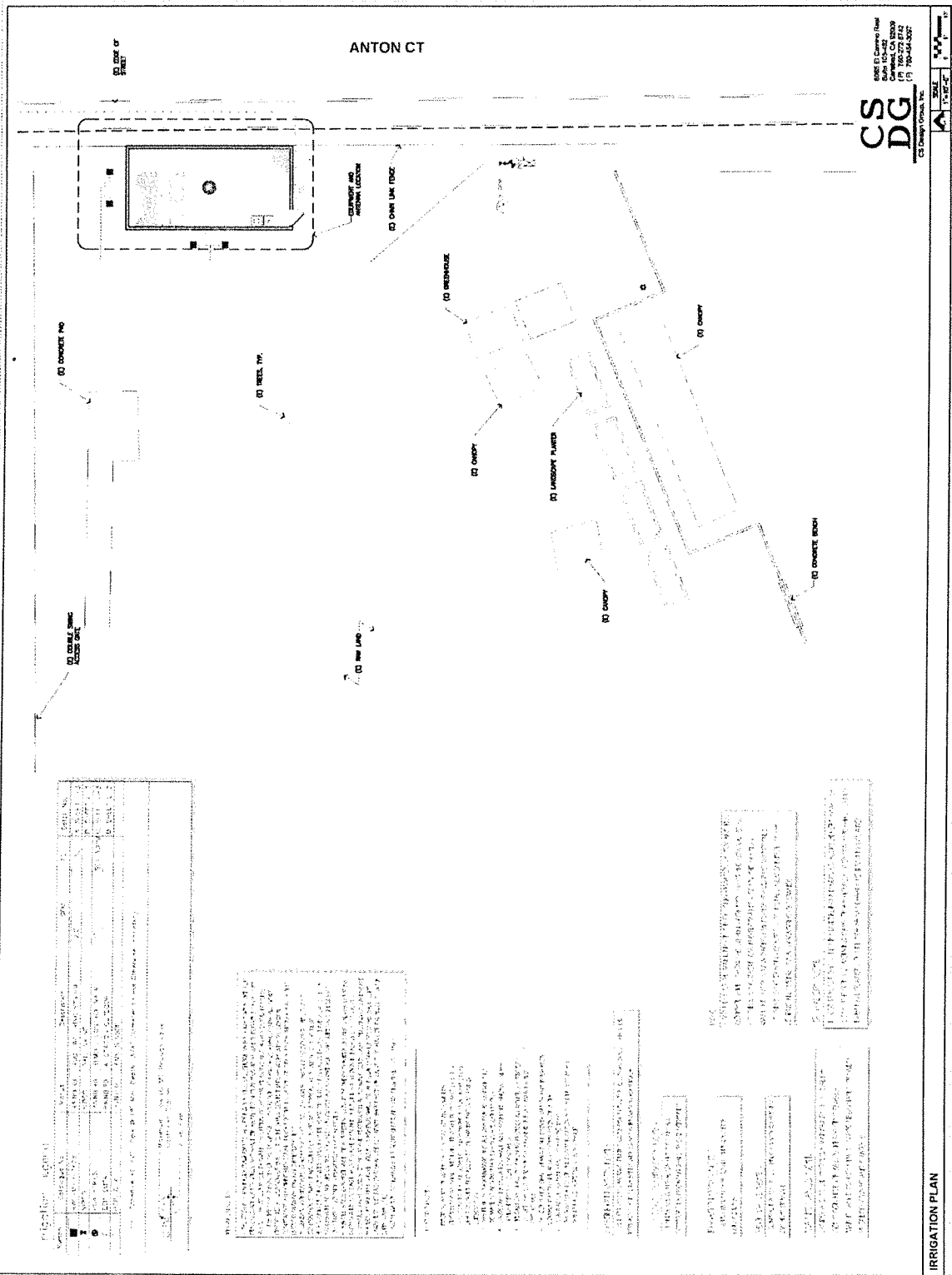
CONSULTING:


DRAWN BY: UJC
CHECKED BY: UJC
APPROVED BY: UJC



SHEET TITLE:
 IRRIGATION PLAN

SHEET NUMBER: L-2
REVISION: 8



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	07/08/2022	UJC
2	ISSUED FOR PERMITS	07/08/2022	UJC
3	ISSUED FOR PERMITS	07/08/2022	UJC
4	ISSUED FOR PERMITS	07/08/2022	UJC
5	ISSUED FOR PERMITS	07/08/2022	UJC
6	ISSUED FOR PERMITS	07/08/2022	UJC
7	ISSUED FOR PERMITS	07/08/2022	UJC
8	ISSUED FOR PERMITS	07/08/2022	UJC

NOTES:
 1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% CHLORIDE FREE REINFORCING STEEL.
 2. ALL CONCRETE SHALL BE FINISHED WITH A BROOM FINISH.
 3. ALL CONCRETE SHALL BE CURED WITH A WATER-CURABLE CEMENTitious PASTE.
 4. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
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IRRIGATION PLAN

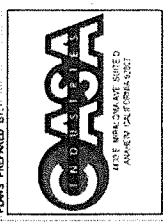


PROJECT INFORMATION
IE94562A - CA-1049
GILBERT STREET
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
07-08-2022

ISSUED FOR:
PLAN CHECK

REV.	DATE	DESCRIPTION	BY
8	07-08-22	REVISED STRUCTURAL / LANDSCAPE	UC
7	04-14-22	REVISED ELECTRICAL	UC
6	03-10-22	REVISED FOR NEW RITS	UC
5	10-13-21	REVISED FOR NEW RITS	UC
4	02-12-21	REVISED FOR NEW RITS	UC
3	02-07-19	ADD FINAL ELECTRICAL DESIGN	UC



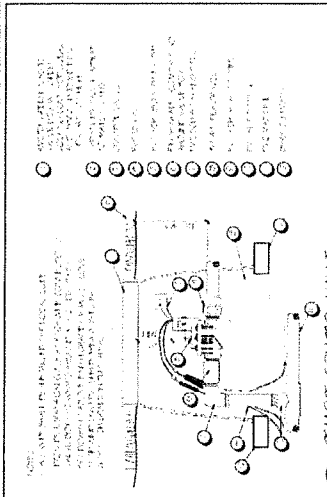
DRAWN BY: **DA UC UC UC**
 CHECKED BY: **UC UC UC**
 LICENSED:



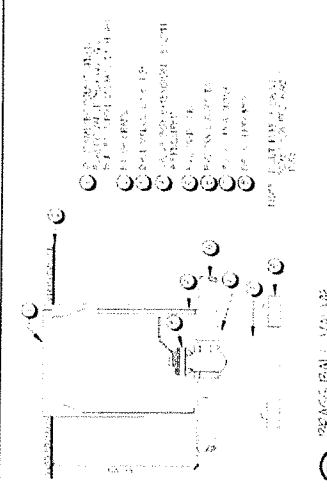
SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
L-3

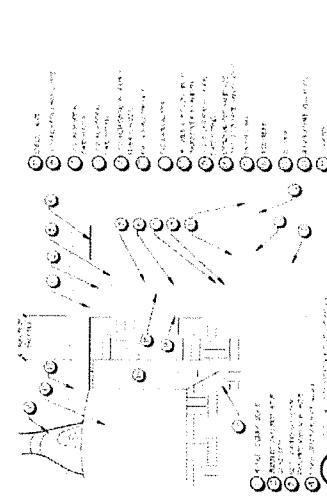
REVISION:
8
RSB



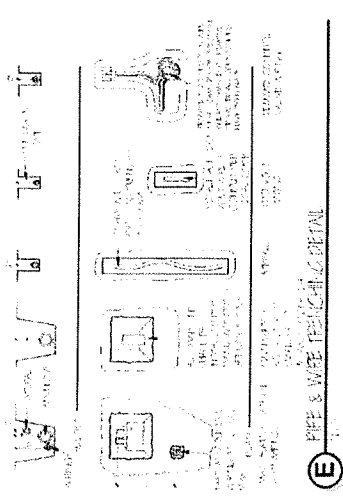
(A) WALL MOUNTED CONTROLLER



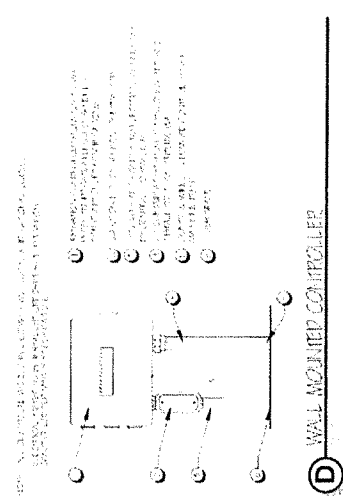
(B) REMOTE CONTROL VALVE



(C) BRASS BALL VALVE



(D) FREE & WATER TESTING DETAIL



(E) PIPE & VALVE TESTING DETAIL

CS DG
 CS Design Group, Inc.
 8000 El Camino Blvd
 Suite 10-400
 San Diego, CA 92123
 (619) 575-2727
 (619) 780-44-0097

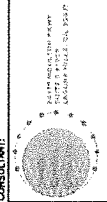
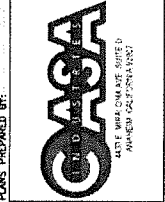
SCALE: **AS SHOWN**
 SHEET: **L-3**
 DATE: **07-08-2022**



PROJECT INFORMATION:
IE94562A - CA-1049
GILBERT STREET
 SAN BERNARDINO, CALIFORNIA 92415
 SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
07-08-2022
 ISSUED FOR:
PLAN CHECK

REV.	DATE	DESCRIPTION	BY
1	07-08-22	ISSUED FOR PERMIT	UC
2	04-14-22	REVISED LANSINGE	UC
3	03-10-22	REVISED FOR NEW PERMITS	UC
4	10-13-21	REVISED FOR NEW SET	UC
5	07-12-21	REVISED FOR NEW PERMITS	UC
6	02-27-19	ADDITIONAL ELECTRICAL DESIGN	UC

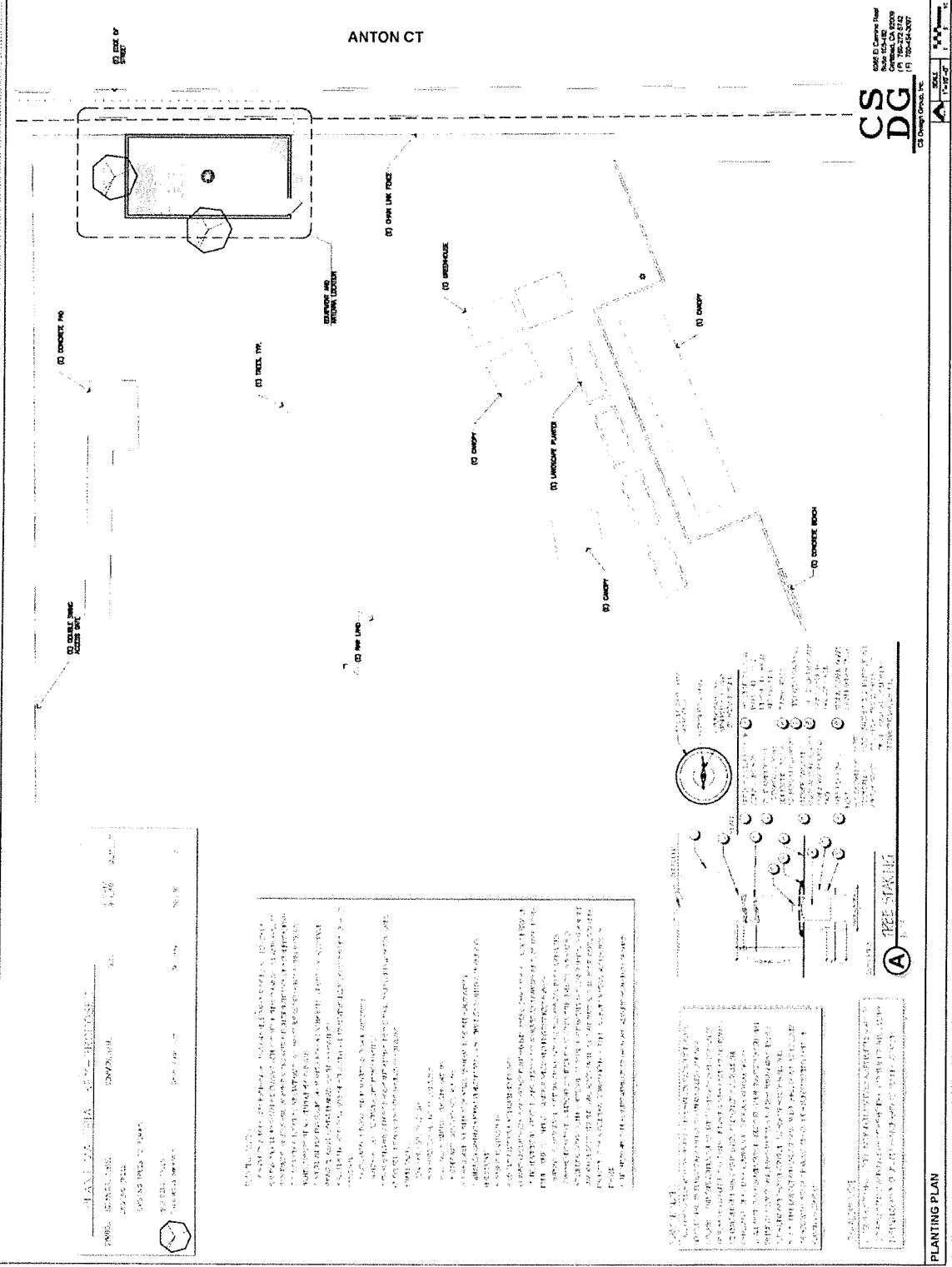


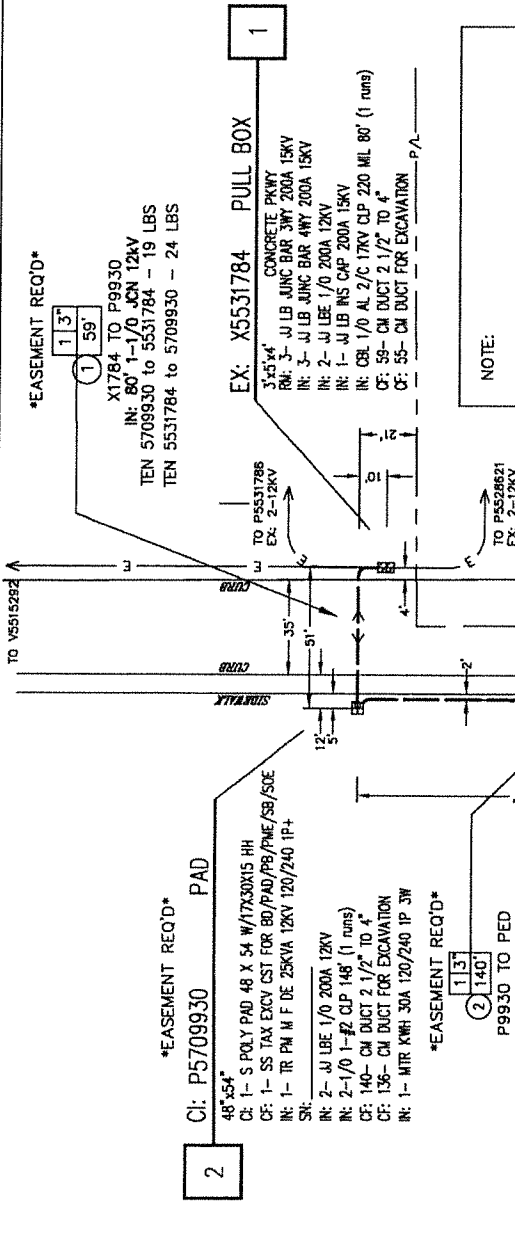
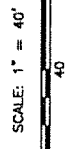
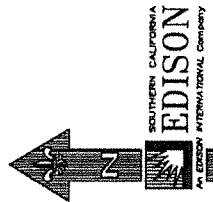
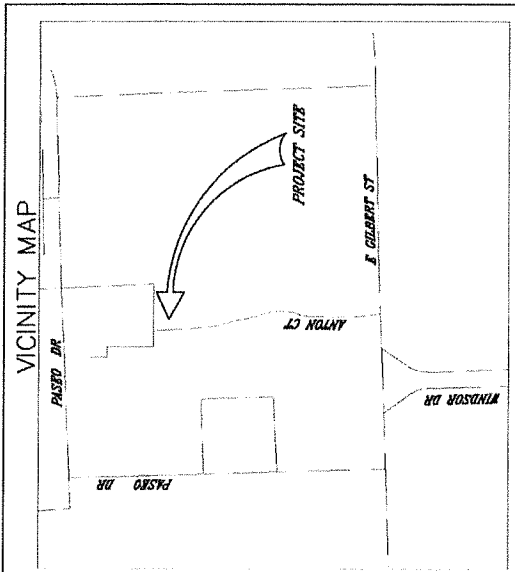
CONSULTANT:
 NAME: _____
 LICENSE NO.: _____
 EXP. DATE: _____



DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

SHEET TITLE: **PLANTING PLAN**
 SHEET NUMBER: **L-4**
 REVISION: **B**





NOTE:
 -SCE CREW TO REPLACE 3 WY JBARS WITH 4 WY JBARS
 -COST PLUS CREW TO TIE-IN TO EX. PULLBOX

SCE Inspection
 Contact SCE 48 Hours in advance for a Pre-Construction meeting and/or inspection.
 Email: NDPFC@SCE.COM

T.L.M. DATA:
 SIZE: KVA DIST % LOAD
 EXST: - - - - -
 PROP: 25 14.12 1 56.49%
 VOLTAGE DROP: 1.32%
 FLICKER FACTOR: -
 PRI. CIRCUIT: TAMPICO 12KV

PROJECT REQUIREMENTS (Y/N)

EDISON EASEMENT REQUIRED	<input checked="" type="checkbox"/>
UG CIVIL ONLY WORK ORDER	<input checked="" type="checkbox"/>
PERMIT REQUIRED	<input checked="" type="checkbox"/>
PERMIT TYPE: BLANKET	<input checked="" type="checkbox"/>
OUTAGE REQUIRED	<input checked="" type="checkbox"/>
OUTAGE DATE: _____ TIME: _____	
TRAFFIC CONTROL REQUIRED	<input checked="" type="checkbox"/>
PED. TRAFFIC CONTROL REQ'D	<input checked="" type="checkbox"/>
CONVEYANCE LETTER REQ'D	<input checked="" type="checkbox"/>
ENVIRONMENTAL CLEARANCE REQ'D	<input checked="" type="checkbox"/>
ENVIRONMENTAL CLEARANCE REQ'D	<input checked="" type="checkbox"/>
OSD 140 (TUM) REQ'D	<input checked="" type="checkbox"/>

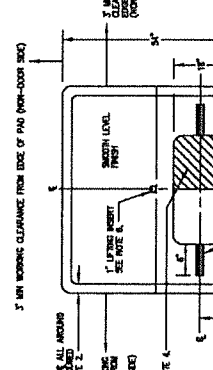
FINAL DESIGN

APPROVED FOR CONSTRUCTION

DISTRICT	31 - REDLANDS	PROJ. MGR. / LINE	IRANER / RISH ASHLEY	DESIGNER	COMPEAN, MICHELLE
PROJECT NO.	1657215	SERVICE REQUEST	MR. NO. 71-27-0239	PHONE	909-945-6777
CIRCUIT / VOLTAGE	TAMPICO 12KV	THOMAS GUIDE	PRODUCT-1	1453411	LINE EXTENSION
SUB / PE NO.		CIRCUIT CODE	PRODUCT-2		
APPROVED BY		DATE			
CHECKED BY		DATE			
DRAWN BY		DATE			
PAK #		DATE			
PROPOSED CONSTRUCTION (LOCATION)	1--MOBILE SITE: IE94562A				
PROPOSED CONSTRUCTION (ADDRESS)	780 E GILBERT ST PED				
PROPOSED CONSTRUCTION (CITY)	SAN BERNARDINO, CA 92415				
DESIGNING NO.	1077348_0.01				

Southern California Edison Company
 SHEET 1 OF 2

PAD FOR SURFACE-MOUNTED TRANSFORMER
 48" x 54"
 (1Ø-25KVA THROUGH 167KVA)
 SEE UGS SS 504



3" MIN WORKING CLEARANCE FROM EDGE OF PAD (FRONT-DOOR SIDE)
 3-1/2" ± ALL AROUND SEE NOTE 2
 1" LIFT-OFF INSERT SEE NOTE 1
 3/4" MIN REINFORCING CONCRETE OVER TOP OF PAD (FRONT-DOOR SIDE)
 3/4" MIN REINFORCING CONCRETE OVER TOP OF PAD (REAR-DOOR SIDE)
 11" SEE NOTE 4
 11" SEE NOTE 4
 11" SEE NOTE 4
 3" MIN WORKING CLEARANCE FROM EDGE OF PAD (FRONT SIDE)
 3" MIN WORKING CLEARANCE FROM EDGE OF PAD (REAR SIDE)
 1-1/2" ± (TYP) FILL POURED
 WELL COMPACTED
 PRECAST
 3/4" CONCRETE

NOTES:
 1. Concrete to be 3000 psi (minimum) at all times.
 2. Reinforcement to be #4 bars, 18" max spacing, with 18" max spacing between bars to be continuous (if minimum bar or steel).
 3. Reinforcement to be #4 bars, 18" max spacing, with 18" max spacing between bars to be continuous (if minimum bar or steel).
 4. 1" lifting insert to be located at center of gravity of pad.
 5. 1" lifting insert to be located at center of gravity of pad.
 6. 1" lifting insert to be located at center of gravity of pad.
 7. 1" lifting insert to be located at center of gravity of pad.
 8. 1" lifting insert to be located at center of gravity of pad.
 9. 1" lifting insert to be located at center of gravity of pad.
 10. 1" lifting insert to be located at center of gravity of pad.

022 Rev 02/14/07

UNDERGROUND SERVICE ALERT
 Dial 811
 Call USA
 For Underground Locating
 2 Working Days Before You Dig

NOTE:
 ALL ELECTRICAL DUCTS AND STRUCTURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION OF UNDERGROUND UTILITIES FOR SUPPLY AND COMMUNICATION PRESCRIBED BY THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA, JANUARY 2000.

DISTRICT 31 - REDLANDS
 PROJECT NO. 1657215
 SERVICE REQUEST 2564481
 CIRCUIT / VOLTAGE TAMPICO 12KV
 SUB / PG NO.
 CARDIFF

REAL MGR. SANITIZED LINE
 PHONE 714-227-8239
 FRANKS (RES) ASHLEY
 PHONE 909-945-6777
 DESIGNER COMPEAN, MICHELLE
 ASSOC. DESIGNER

PROPOSED CONSTRUCTION (LOCATION)
 1-MOBILE SITE: IE94562A
 780 E GILBERT ST PED
 SAN BERNARDINO, CA 92415

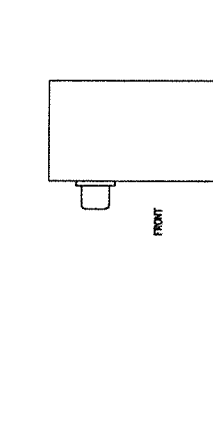
DESIGNED BY
 CHECKED BY
 DRAWN BY
 PAX #

TYPE DATE APPROVED BY
 2 OF 2
 10/18/18
 10/27/18

SHEET 2 OF 2
 1077348_0.01

Southern California Edison Company

PANEL CLEARANCE
 UNDERGROUND SERVICE CONNECTIONS 0-600 VOLTS
 SEE ESR 3-16



REQUIRED CLEAR AND LEVEL WORKING SPACE SEE NOTE 1

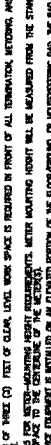
FRONT

SIDE VIEW

NOTES:
 1. A MINIMUM OF THREE (3) FEET OF CLEAR LEVEL WORK SPACE IS REQUIRED IN FRONT OF ALL TERMINAL, RETURN, AND SERVICE EQUIPMENT.
 2. WORKING SPACE TO THE REAR OF SERVICE EQUIPMENT SHALL BE MAINTAINED.
 3. WORKING SPACE TO THE SIDE OF SERVICE EQUIPMENT SHALL BE MAINTAINED.
 4. WORKING SPACE TO THE SIDE OF SERVICE EQUIPMENT SHALL BE MAINTAINED.
 5. WORKING SPACE TO THE SIDE OF SERVICE EQUIPMENT SHALL BE MAINTAINED.

CONCRETE BANK REQUIREMENTS:
 A. The minimum working height for banks is 18 inches.
 B. The minimum working width for banks is 18 inches.
 C. The minimum working depth for banks is 18 inches.
 D. The minimum working length for banks is 18 inches.
 E. The minimum working area for banks is 18 inches by 18 inches.

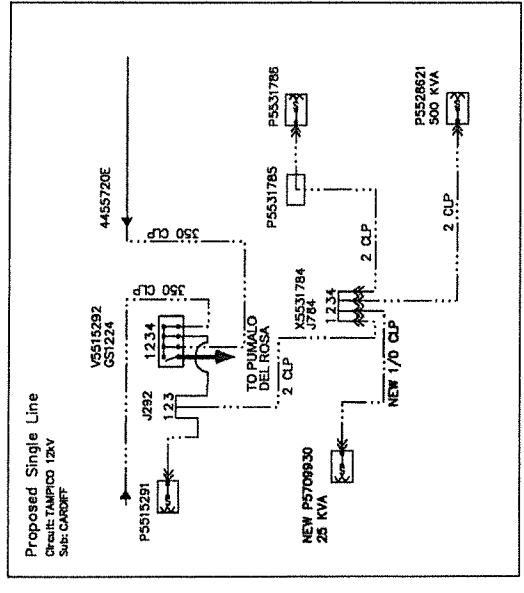
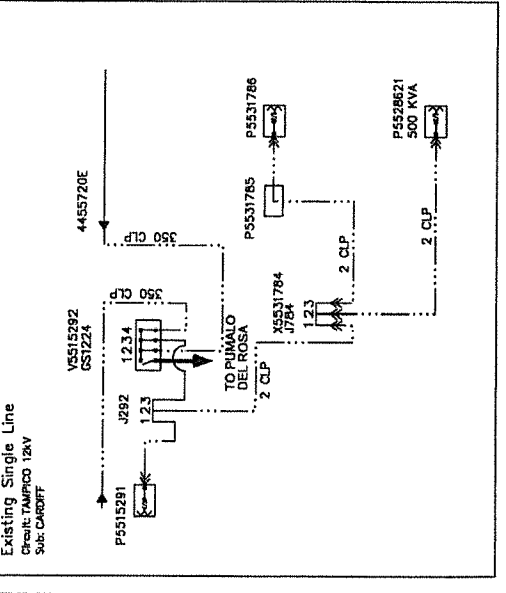
TYPICAL CONDUIT BANK SECTION
 SEE UGS CD 120



PROJECT MANUAL
 2 CONCRETE BANK

DATE 10/27/18

THE-1IN MADE THROUGH SIDE WALL OF STRUCTURE
 (NEAR WALLS, PER SECTION 120.00, SEE UGS CD 120)
 THE-1IN MADE THROUGH SIDE WALL OF STRUCTURE
 (NEAR WALLS, PER SECTION 120.00, SEE UGS CD 120)
 THE-1IN MADE THROUGH SIDE WALL OF STRUCTURE
 (NEAR WALLS, PER SECTION 120.00, SEE UGS CD 120)



FINAL DESIGN
 APPROVED FOR CONSTRUCTION



5401 S. CANADA PLACE
TUCSON, AZ 85706
PH: (520) 663-1330

APC TOWERS



JOB #: 22-047



201 N. Chandler Rd., Suite 112 (95) 463-2514
Mesa, AZ 85202 www.vectorinc.com

DATE	BY	DESCRIPTION

DRAWING INDEX

MP-1	TITLE SHEET
MP-2	NOTES & SPECIFICATIONS
MP-3	ELEVATION VIEWS
MP-4	DETAILS
MP-5	NOT USED
MP-6	FOUNDATION
MP-7	BRANCH LAYOUT

GILBERT STREET
SITE #: IE94562A-CA-1049
75'-0" MONOEUCALYPTUS

CELL TREES, INC. Job:
22-047

LOCATION:

780 E GILBERT ST.
SAN BERNARDINO, CA 92415
SAN BERNARDINO COUNTY

TITLE SHEET
GILBERT STREET
SITE #: IE94562A-CA-1049
75'-0" MONOEUCALYPTUS
780 E GILBERT ST.
SAN BERNARDINO, CA 92415
SAN BERNARDINO COUNTY

PRELIMINARY
NOT FOR
CONSTRUCTION
7/6/2022

A1212-0712-221

REV	0
MP-1	0

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NO.	DESCRIPTION OF TYPE OF SPECIAL INSPECTION	REQUENCY	INSPECTION TYPE
1.	REQUIRED INSPECTIONS FOR SOIL FOUNDATION: A. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND THAT THE MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	PERIODIC	PERIODIC
2.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS A. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	PERIODIC	PERIODIC
3.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT IT HAS BEEN PREPARED PROPERLY.	CONTINUOUS	CONTINUOUS
4.	REQUIRED INSPECTIONS FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS A. INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT. B. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFORM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY, RECORD CONCRETE OR GROUT VOLUMES.	PERIODIC	PERIODIC
5.	REQUIRED INSPECTIONS FOR CONCRETE CONSTRUCTION A. INSPECT REINFORCEMENT AND VERIFY PLACEMENT. B. INSPECT ANCHORS, CAST IN CONCRETE, PLUMBNESS, ORIENTATION, TOP AND BOTTOM FLANGES ARE INSTALLED, AND THAT THE WITHIN AN EMBEDMENT SPECIFIED BY THE FOUNDATION DESIGNER IS MET. C. VERIFY USE OF REQUIRED DESIGN MIX AND COMPLIANCE WITH ACI 318-14. D. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	PERIODIC	PERIODIC
6.	INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	PERIODIC	PERIODIC
7.	VERIFY MAINTENANCE OF SCHEDULED CURING TEMPERATURE AND TECHNIQUES.	PERIODIC	PERIODIC
8.	INSPECT FORMWORK FOR PROPER SHAPE, LOCATION AND DIMENSIONS. A. BOLTING. B. ANCHOR BOLTS SHALL BE INSTALLED WITH A LOCKING MECHANISM AND BE TIGHTENED TO A "SNUG TIGHT" CONDITION PER AISC. C. ALL HIGH STRENGTH BOLTS, A193, SHALL BE TIGHTENED TO THE TURN OF NUT METHOD AS DEFINED BY AISC.	PERIODIC	PERIODIC
9.	FIELD WELDING: A. NO FIELD WELDING SHALL BE PERMITTED EXCEPT WHERE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. B. SHOP WELDING: A. ALL SHOP WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY AN APPROVED FABRICATOR'S SHOP PER 2018 CBC SECTION 1704.2.3 EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1 C. WELD ELECTRODES SHALL BE LOW HYDROGEN E70XX, U.N.O. D. VISUAL INSPECTION OF ALL WELDS SHALL BE PERFORMED BEFORE GALVANIZING. E. IF A WELD IS IN QUESTION PER THE VISUAL INSPECTION THEN IT SHALL BE TESTED USING AN APPROPRIATE TEST, I.E. DIE PENETRATION, MAGNETIC PARTICLE, U.T., ETC.	<7/ = 5/16, PERIODIC > 5/16, CONTINUOUS	PERIODIC
10.	SPECIAL INSPECTION: A. THE SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO 2018 CBC, TYPES OF INSPECTION REQUIRED. B. ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.	PERIODIC	INSPECT AND REPORT

SPECIAL INSPECTION:

- SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO 2018 CBC.
- THE SPECIAL INSPECTION SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.
- ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE CALIFORNIA BUILDING CODE, 2019 EDITION (2018 IBC) AND THE TM-222-H STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 110 MPH (3-SEC GUST) PER THE ASCE 7-16 STANDARD
 RISK CATEGORY: II
 EXPOSURE: C
 TOPOGRAPHIC CATEGORY: 1
 GUST HEIGHT: 0 FT
 ELEVATION: 1,130 FT ABOVE SEA LEVEL
 ICE: NONE PER THE TM-222-H STANDARD

SEISMIC:

IMPORTANCE FACTOR: 1.00
 RISK CATEGORY: II
 MAPPED SPECTRAL RESPONSE ACCELERATIONS:
 $S_s = 2.287g$, $S_1 = 0.489g$
 SITE CLASS: D
 SPECTRAL RESPONSE COEFFICIENTS:
 $S_{ps} = 1.491g$, $S_{p1} = 0.997g$
 SEISMIC DESIGN CATEGORY: E
 BASIC SEISMIC FORCE-RESISTING SYSTEM: STEEL POLE TELECOMMUNICATION TOWER
 SEISMIC BASE SHEAR: $V = 15.8 K$
 SEISMIC RESPONSE COEFFICIENT: $C_s = 0.469$
 RESPONSE MODIFICATION FACTOR: $R = 1.5$
 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL:

- POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM W/ ASTM A572 GR. 65, U.N.O.
- BASE-PLATE STEEL SHALL CONFORM W/ ASTM A572 GR. 50, U.N.O.
- ALL STEEL PIPE SHALL CONFORM W/ ASTM A53 GR. B (55 KSI), U.N.O.
- REINFORCED PORT STEEL SHALL CONFORM W/ ASTM A572 GR. 65, U.N.O.
- ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM W/ ASTM A36, U.N.O.
- ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM W/ ASTM F1554 GR. A325, U.N.O.
- ALL ANCHOR BOLTS SHALL CONFORM W/ ASTM A193 GR. 75, U.N.O.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE W/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1.
- STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES, U.N.O.
- ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE W/ ASTM A123 AND ASTM F339 STANDARDS.
- ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.

BASE DESIGN REACTIONS:

MOMENT, $M = 3,585 K-FT$ (1.0 WIND)
 SHEAR, $V = 56.0 K$ (1.0 WIND)
 AXIAL, $P = 40.3 K$ (1.2 DEAD)

DISCLAIMERS:

- ALL STRUCTURAL COMPONENTS TO BE COMPLETED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
- WHERE EFFECTIVE PROTECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.
- SOME TELECOMMUNICATIONS STRUCTURES ARE SUSCEPTIBLE TO WIND-INDUCED OSCILLATIONS. OSCILLATIONS MAY OCCUR AT LOW OR MODERATE WIND SPEEDS. TIA PROVIDES NO PRACTICAL ANALYTICS METHOD TO PREDICT AND PREVENT WIND-INDUCED STRUCTURAL OSCILLATIONS. VECTOR STRUCTURAL ENGINEERING RECOMMENDS FREQUENT MONITORING TO IDENTIFY WIND-INDUCED OSCILLATION AND REGULAR CONDITION ASSESSMENTS TO IDENTIFY FATIGUE CRACKING, LOOSE OR MISSING BOLTS, AND ANY OTHER STRUCTURAL DEFECTS. ANY OSCILLATION OR DEFECTS OBSERVED SHALL BE IMMEDIATELY REPORTED TO VECTOR STRUCTURAL ENGINEERING FOR FURTHER EVALUATION AND POSSIBLE REPAIRS OR MODIFICATIONS WHICH MAY BE REQUIRED AT THE OWNER'S EXPENSE.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT APPLIES CONTINUOUSLY IS NOT LIMITED TO NORMAL WORKING HOURS, AND INCLUDES FIRE PREVENTION AND/OR DAMAGE FROM HEAT DUE TO FIELD WELDING.

APC TOWERS



JOB # 22-047



DATE	TIME	DESCRIPTION

NOTES & SPECIFICATIONS
 GILBERT STREET
 SITE # E94562A-CA-1049
 750' MONOPOLE TYPUS
 780 E GILBERT ST
 SAN BERNARDINO, CA 92415
 SAN BERNARDINO COUNTY

PRELIMINARY
NOT FOR
CONSTRUCTION
 7/6/2022
 A1212-0712-221
 MP-2
 REV 0

DESIGN LOADING:
 FUTURE ANTENNA C.L. @ 85'-0" A.G.L.
 EPA = 225.51 ft², WEIGHT=2,700 lbs
 (3) SECTOR FRAMES BY OTHERS
 (EPA_{antenna}=12.1 ft², EPA_{sgt}=2.2 ft², WEIGHT=633 lbs)
 ANTENNA C.L. @ 56'-0" A.G.L.
 EPA = 225.51 ft², WEIGHT=2,700 lbs
 (3) SECTOR FRAMES BY OTHERS
 (EPA_{antenna}=12.1 ft², EPA_{sgt}=2.2 ft², WEIGHT=633 lbs)
 FUTURE ANTENNA C.L. @ 55'-0" A.G.L.
 SAME AS DESIGN LOADING @ 56'-0" A.G.L.

NOTE: ALL FEEDLINES SHALL BE ROUTED INSIDE THE POLE SHAWT

APPURTENANCES
 TABLE 1

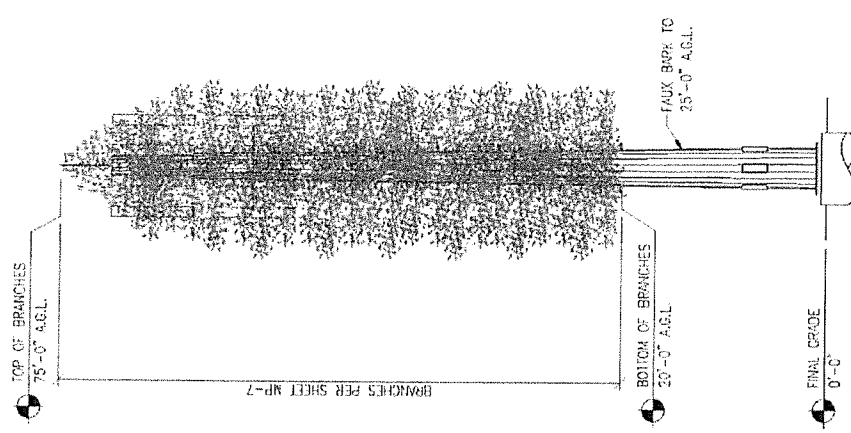
SECTION	LENGTH	TOP	BOTTOM	THICKNESS	WEIGHT
1	45'-0"	26.70"	40.65"	5/16"	5.3 K
2	29'-7"	38.29"	47.47"	3/8"	6.9 K

- NOTES:**
- SECTION WEIGHT INCLUDES PORTS, LOWEST SECTION WEIGHT INCLUDES BASEPLATE WEIGHT.
 - DESIGN TAPE = 0.31 in/ft
 - WEIGHTS LISTED IN THIS CHART ARE RAW STEEL WEIGHTS. FINAL WEIGHTS MAY BE UP TO 22% GREATER DUE TO GALVANIZING AND OTHER MISCELLANEOUS ITEMS.
 - DIAETER OF POLE SECTIONS AT LAP SPLICES MAY BE ADJUSTED BY UP TO 0.06" TO ACCOUNT FOR THE THICKNESS OF COATINGS.

POLE SECTIONS
 TABLE 2

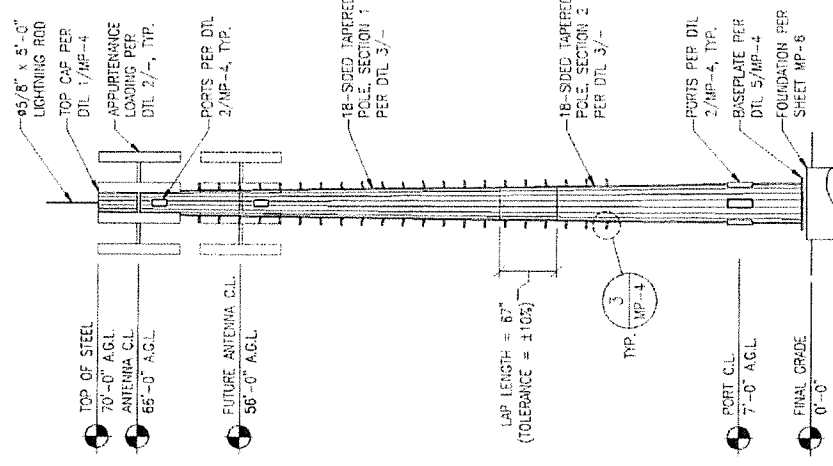
SECTION	LENGTH	TOP	BOTTOM	THICKNESS	WEIGHT
1	45'-0"	26.70"	40.65"	5/16"	5.3 K
2	29'-7"	38.29"	47.47"	3/8"	6.9 K

NOTE: BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT NECESSARILY SHOWN TO SCALE.



NOTE: MONOPOLE DESIGNED FOR 20'-0" FUTURE EXTENSION.

NOTE: ANTENNAS & PORTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES & ARE NOT NECESSARILY SHOWN TO SCALE.



ELEVATIONS
 TABLE 3

ELEVATION	DESCRIPTION
1	

APC TOWERS

JOB # 22-047

VECTOR
 ENGINEERS

1001 N. BROADWAY, SUITE 112
 SAN BERNARDINO, CA 92415
 (951) 348-3414
 www.vector.com

DATE	ISSUED	REVISIONS	BY	DATE	DESCRIPTION


ELEVATION VIEWS

GILBERT STREET
 SITE #: IE94562A-CA-1049
 750 E GILBERT ST
 SAN BERNARDINO, CA 92415
 SAN BERNARDINO COUNTY

**PRELIMINARY
 NOT FOR
 CONSTRUCTION
 7/6/2022**


A1212-0712-221
MP-3
 REV 0

APC TOWERS



CELL TREES
ENGINEERING

JOB #: 22-047



VECTOR
ENGINEERING

10015 Overhill Rd., Suite 112
Houston, TX 77036
(281) 408-2514
www.vectorinc.com

DETAILS

GILBERT STREET
SITE #: E94562A-CA-1049
75'-0" MONOUCALYPTUS
700 E GILBERT ST.
SAN BERNARDINO COUNTY
SAN BERNARDINO, CA 92415

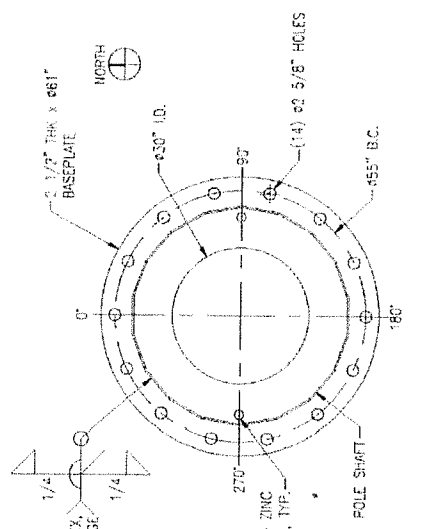
**PRELIMINARY
NOT FOR
CONSTRUCTION
7/6/2022**

A1212-0712-221
MP-4
REV 0

DATE: 7/6/22
DRAWN BY: JMM
CHECKED BY: JMM
REVISIONS:

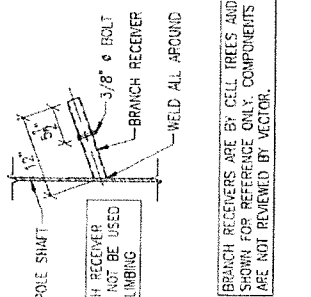
REV	DATE	DESCRIPTION

BASEPLATE (N.L.S.) **5**



2 1/2" THK x 661" BASEPLATE
NORTH
620" I.D.
90°
180°
270°
ZINC DRAIN, TYP.
POLE SHAFT
(14) Ø 5/8" HOLES
455" B.C.

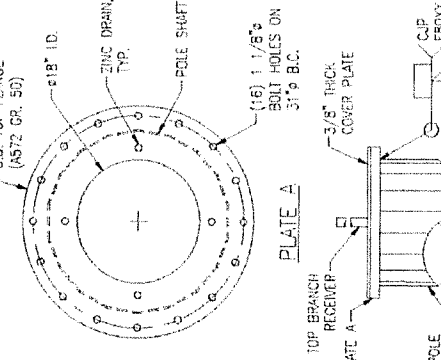
BRANCH RECEIVER (N.L.S.) **3**



POLE SHAFT
BRANCH RECEIVER
WELD ALL AROUND
3/8" Ø BOLT
BRANCH RECEIVER
FOR CLIMBING
A WEEP HOLE OR OTHER MEANS OF PREVENTING WATER BUILD UP SHALL BE PROVIDED FOR BRANCH RECEIVERS

BRANCH RECEIVERS ARE BY CELL TREES AND SHOWN FOR REFERENCE ONLY. COMPONENTS ARE NOT REVIEWED BY VECTOR.

TOP CAP ELEVATION VIEW (N.L.S.) **1**

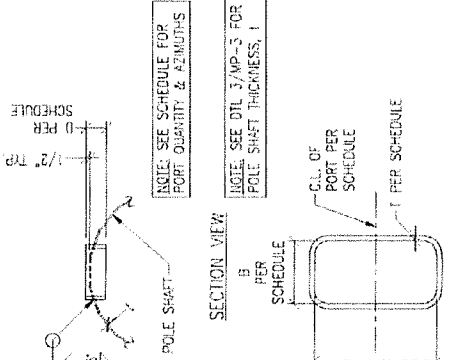


1 1/2" THK x 634" O.D. TOP FLANGE (A572 GR. 50)
ZINC DRAIN, TYP.
POLE SHAFT
PLATE A
TOP BRANCH RECEIVER
3/8" THK COVER PLATE
POLE SHAFT
CAP EBONY
1/4"

PORT SCHEDULE (N.L.S.) **4**

C.L. ELEV.	PORT SIZE (B x H)	T	QTY	AZIMUTH(S)
64'-0"	8" x 18"	4"	1/2"	3 0°/120°/240°
64'-0"	8" x 18"	4"	1/2"	3 0°/120°/240°
7'-0"	9" x 24"	4"	3/4"	3 90°/180°/270°


TOP CAP ELEVATION VIEW (N.L.S.) **2**



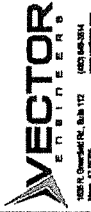
NOTE: SEE SCHEDULE FOR PORT QUANTITY & FINISHES
NOTE: SEE DTL 3/MP-3 FOR POLE SHAFT THICKNESS, I
SECTION VIEW
B PER SCHEDULE
C.L. OF PORT PER SCHEDULE
T PER SCHEDULE
ELEVATION VIEW
PORTS

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APC TOWERS



JOB # 22-047



100 S. Overland Rd., Suite 112
West, AZ 85205
(602) 968-5244
www.vectoraz.com

DATE: 7/6/2022
DESIGNED BY: DIMITRIOS BAKY
REVISIONS

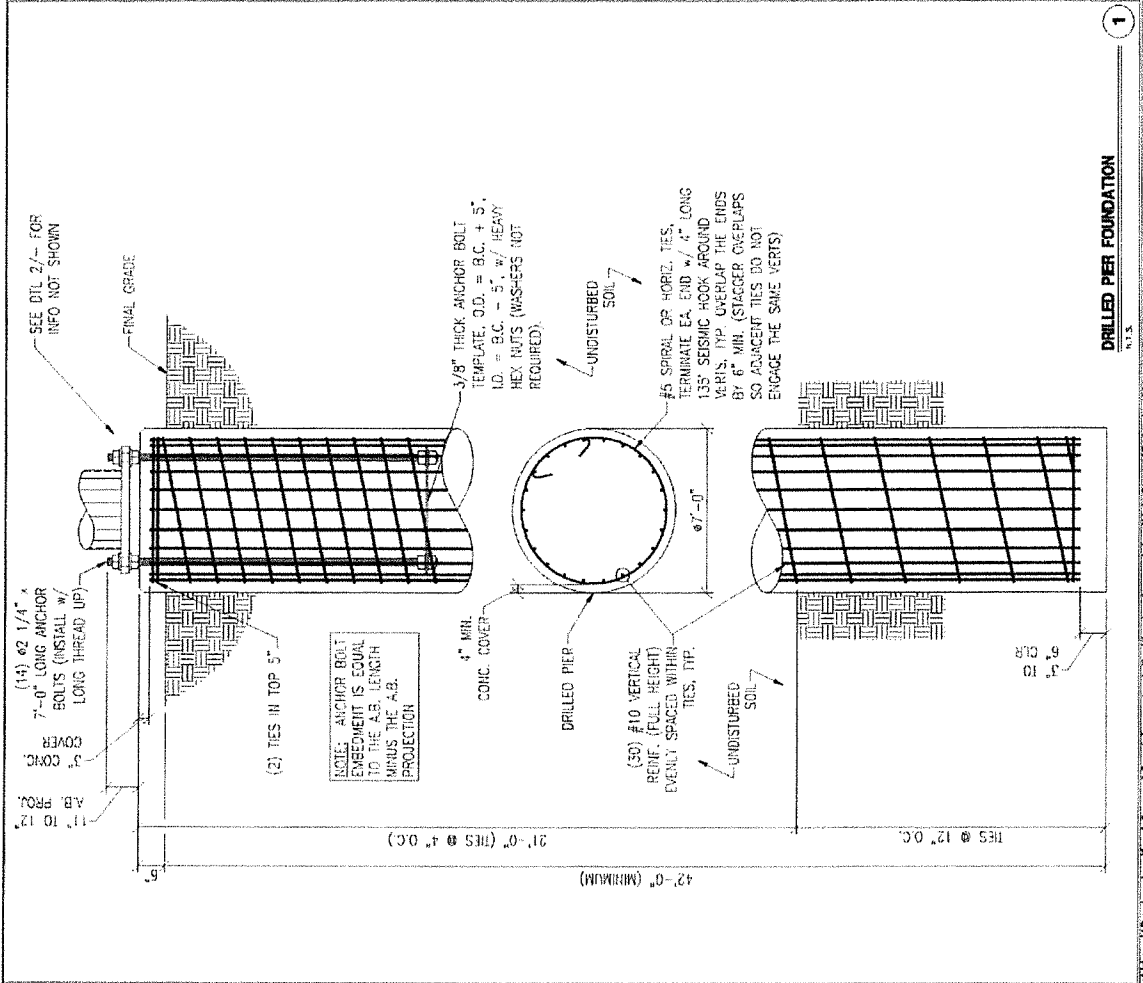
REV	DATE	DESCRIPTION

FOUNDATION

GILBERT STREET
SITE # IE94562A-CA-1049
75'-0" MONOCALYPTUS
760 E GILBERT ST
SAN BERNARDINO, CA 92415
SAN BERNARDINO COUNTY

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CONSTRUCTION**
7/6/2022

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REV 0
MP-6



FOUNDATION NOTES:

- FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:
AESCO
REPORT: 20181365-06E92
DATE: JUNE 8, 2022
- ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MINIMUM OF 6% ENTRAINED AIR (WHERE FROST DEPTH > 0"). CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.50. CONCRETE SHALL HAVE A SLUMP OF 5" (±1") IF PLACED IN A DRY SHOT WITHOUT TEMPORARY CASING OR 7" (±1") IF A TEMPORARY CASING AND/OR DRILLING FLUIDS ARE USED UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-14. FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 308, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS," LATEST EDITION. SPECIAL INSPECTION SHALL BE PERFORMED AS REQUIRED PER CHAPTER 17 OF THE BUILDING CODE.
- REINFORCING STEEL SHALL CONFORM WITH THE REQUIREMENTS OF ASTM A-615, GRADE 60. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315, LATEST EDITION, UNLESS DETAILED OTHERWISE ON THIS DRAWING.
- INSTALLATION OF THE FOUNDATION MUST BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER FIRM. GEOTECHNICAL ENGINEER TO PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORD PURPOSES.
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT REGARDING INSTALLATION METHOD, REQUIRED EQUIPMENT, WARNINGS, AND ALL OTHER RECOMMENDATIONS OR REQUIREMENTS RELATED TO THE FOUNDATION.
- MONOPOLE MAY BE ERECTED 3-DAYS AFTER FOUNDATION IS INSTALLED AND ONCE CONCRETE STRENGTH IS AT LEAST 4000 PSI.

ANCHOR BOLT
HEAVY HEX NUT (LOCK NUT)
HEAVY HEX NUT
FLAT WASHER
BASE PLATE
TOP OF FOOTING
GROUND LEVEL
FLAT WASHER
HEAVY HEX NUT
LEVELING NUT
POLE SHIRT

2

APC TOWERS



JOB # 22-047



1000 N. Campbell Rd., Suite 112
Fremont, CA 94538
(925) 484-2874
www.vector-eng.com

DATE: 7/6/22
DESIGNED BY: JCM/STP/DMK
REV. DATE DESCRIPTION

BRANCH LAYOUT
GILBERT STREET
SITE #: IE94562A-CA-1049
780 E GILBERT ST.
SAN BERNARDINO COUNTY
SAN BERNARDINO, CA 92415

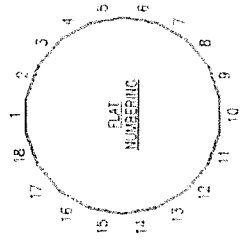
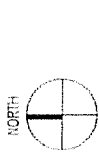
**PRELIMINARY
NOT FOR
CONSTRUCTION
7/6/2022**

A1212-0712-221

MP-7
REV 0

BRANCH LAYOUT

Elev.	Deg	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
70.00	90																		
70.00	30																		
69.50	30																		
68.75	30																		
67.75	30																		
67.00	30																		
66.50	30																		
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21.00	30																		
20.00	30																		



- T = BRANCH TIPS
 - BB = BOOM BRANCH
 - X = VACANT RECEIVER
 - C = 2'-0" BRANCH
 - 3 = 3'-0" BRANCH
 - 4 = 4'-0" BRANCH
 - 5 = 5'-0" BRANCH
 - 6 = 6'-0" BRANCH
 - 7 = 7'-0" BRANCH
 - 8 = 8'-0" BRANCH
 - 9 = 9'-0" BRANCH
 - 10 = 10'-0" BRANCH
- TOTAL BRANCH COUNT = 166
AVERAGE = 3.22 BRANCHES PER FOOT

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EXHIBIT "B"

LICENSEE's AUTHORIZED EQUIPMENT

1. One (1) 75' monopole Eucalyptus (tree coverings)
2. Three (3) APXVAALL24_43-U-NA20 Panel Antennas (one per sector)
3. Three (3) AIR6419 B41 Panel Antennas (one per sector)
4. Three (3) 6/24 4 AWG 30m Cables
5. Three (3) RRUS 4480 B71+ B85 (two per sector)
6. Three (3) RRUS 4460 B25 + B66 (1 per sector)
7. One (1) RBS 6160 cabinet
8. One (1) RBS B160 cabinet
9. One (1) 2' diameter microwave antenna with two (2) ODU radios
10. One (1) 25 KW Diesel Generator
11. One (1) GPS Antenna
12. One (1) PPC Cabinet with generator plug
13. One (1) fiber cabinet
14. One (1) dual meter cabinet with concrete pad
15. One (1) Telco Hoffman Box
16. One (1) 8'-High Concrete Masonry perimeter wall surrounding the 20' X 40' compound Site
17. Three (3) 9'-0" T-arm antenna mounts
18. One (1) 30' long access path from the north parking lot to the compound Site
19. One (1) 130' long access path from Gilbert Street
20. Two (2) live eucalyptus trees within the Premises on the Site as per that portion of the attached Exhibit "A-1" Landscape plans of LICENSEE's Initial Improvements
21. One (1) irrigation valve
22. One (1) Electrical transformer
23. Two (2) 3" conduits for electrical service
24. Two (2) 4" Conduit for fiber service (50'-0")
25. One (1) 5'-0" H-Frame with 12" Dia. X 3'-4" deep Foundations
26. One (1) 3'-0" x 14'-9" concrete equipment pad
27. Six (6) 4" conduits from the Tower to the Equipment pad
28. 2' x 40'-8' high concrete masonry perimeter wall

EXHIBIT "C"
LIST OF FORMER COUNTY OFFICIALS

INSTRUCTIONS: List the full name of the former COUNTY Administrative Official, the title/description of the Official's last position with the COUNTY, the date the Official terminated COUNTY employment, the Official's current employment and/or representative capacity with the LICENSEE, the date the Official entered LICENSEE's employment and/or representation.

OFFICIAL'S NAME:

REQUIRED INFORMATION



Exhibit "D"
Campaign Contribution Disclosure
(Senate Bill 1439)

DEFINITIONS

Actively supporting the matter: (a) Communicate directly with a member of the Board of Supervisors or other County elected officer [Sheriff, Assessor-Recorder-Clerk, District Attorney, Auditor-Controller/Treasurer/Tax Collector] for the purpose of influencing the decision on the matter; or (b) testifies or makes an oral statement before the County in a proceeding on the matter for the purpose of influencing the County's decision on the matter; or (c) communicates with County employees, for the purpose of influencing the County's decision on the matter; or (d) when the person/company's agent lobbies in person, testifies in person or otherwise communicates with the Board or County employees for purposes of influencing the County's decision in a matter.

Agent: A third-party individual or firm who, for compensation, is representing a party or a participant in the matter submitted to the Board of Supervisors. If an agent is an employee or member of a third-party law, architectural, engineering or consulting firm, or a similar entity, both the entity and the individual are considered agents.

Otherwise related entity: An otherwise related entity is any for-profit organization/company which does not have a parent-subsidary relationship but meets one of the following criteria:

- (1) One business entity has a controlling ownership interest in the other business entity;
- (2) there is shared management and control between the entities; or
- (3) a controlling owner (50% or greater interest as a shareholder or as a general partner) in one entity also is a controlling owner in the other entity.

For purposes of (2), "shared management and control" can be found when the same person or substantially the same persons own and manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees, or otherwise share activities, resources, or personnel on a regular basis; or there is otherwise a regular and close working relationship between the entities.

Parent-Subsidiary Relationship: A parent-subsidiary relationship exists when one corporation has more than 50 percent of the voting power of another corporation.

LICENSEE must respond to the questions on the following page. If a question does not apply respond N/A or Not Applicable.

1. Name of LICENSEE: APC Towers IV, LLC

2. Is the entity listed in Question No. 1 a non-profit organization under Internal Revenue Code section 501(c)(3)?

Yes If yes, skip Question Nos. 3 - 4 and go to Question No. 5.

No

3. Name of Principal (i.e., CEO/President) of entity listed in Question No. 1, if the individual actively supports the matter and has a financial interest in the decision: Daniel C. Agresta, III & Mark Cravens

4. If the entity identified in Question No.1 is a corporation held by 35 or less shareholders, and not publicly traded ("closed corporation"), identify the major shareholder(s): n/a

5. Name of any parent, subsidiary, or otherwise related entity for the entity listed in Question No. 1 (see definitions above):

Company Name	Relationship
n/a	

6. Name of agent(s) of LICENSEE:

Company Name	Agent(s)	Date Agent Retained (if less than 12 months prior)
	n/a we do not have an agent	

7. Name of Subcontractor(s) (including Principal and Agent(s)) that will be providing services/work under the awarded contract if the subcontractor (1) actively supports the matter and (2) has a financial interest in the decision and (3) will be possibly identified in the contract with the County or board governed special district:

Company Name	Subcontractor(s):	Principal and/or Agent(s):
APC Towers IV, LLC	TBD	

8. Name of any known individuals/companies who are not listed in Questions 1-7, but who may (1) actively support or oppose the matter submitted to the Board and (2) have a financial interest in the outcome of the decision:

Company Name	Individual(s) Name
n/a	

9. Was a campaign contribution, of more than \$250, made to any member of the San Bernardino County Board of Supervisors or other County elected officer within the prior 12 months, by any of the individuals or entities listed in Question Nos. 1-8?

No If **no**, please skip Question No. 10.

Yes If **yes**, please continue to complete this form.

10. Name of Board of Supervisor Member or other County elected officer: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

Please add an additional sheet(s) to identify additional Board Members or other County elected officers to whom anyone listed made campaign contributions.

By signing below, LICENSEE certifies that the statements made herein are true and correct. LICENSEE understands that the individuals and entities listed in Question Nos. 1-8 are prohibited from making campaign contributions of more than \$250 to any member of the Board of Supervisors or other County elected officer while this matter is pending and for 12 months after a final decision is made by the County.



Signature

10-10-24

Date

Print Name

Print Entity Name, if applicable